



Chapter 1: Introduction

Vista's vision statement was prepared following a series of public workshops in which residents were invited to participate and express their views as to the future of their community. The Vista Vision 2030 serves as a guide to the preparation and implementation of this General Plan, and as a reminder of the image the City aspires to achieve in the next 20 years.

Vista Vision 2030

In the year 2030, Vista is a safe, clean, and attractive City with a strong sense of community. Vista's unique history, as evidenced by the preservation of four historic adobes, will continue to play an important role in community pride. Vista's residents value a robust quality of life, as evidenced by the high quality schools, an adequate supply of diverse housing types including affordable housing, and community programs designed for all ages, with special focus on addressing the needs of youth and seniors.

Vista's downtown is healthy and vibrant and features a thriving, multi-faceted arts program. The South Santa Fe commercial district is a vital corridor with a mix of uses, and traffic on the corridor is calm and orderly. Vista's residential neighborhoods feature a mix of higher density, mixed-use development near the SPRINTER stations, and those neighborhoods further away from Vista Village have retained their semi-rural feel. Buena Vista Creek serves as a focal point in the community, with a trail system connecting to parks, the downtown, and residential and commercial areas. Parks are located close to residential areas, and open space areas contain a mixture of preserved and useable areas.

The City's focus on encouraging sustainable development that incorporates "green" building practices over the last 20 years has resulted in cleaner air and reduced pollution. The number of high paying employment opportunities has increased in recent years.

The SPRINTER enjoys a high rate of ridership and the transit connections in Vista are safe and easily accessible. Major road crossings of the SPRINTER are grade separated and traffic lights in the City are timed to ensure a smoothly flowing roadway system.

For example, the City can expand the opportunities for Vista's residents to walk, bike, and hike by including these considerations in the development review process.

Opportunity No. 7: Address Affordable Housing

Through the adoption of the Downtown Specific Plan (DSP, 2010), Vista substantially expanded its ability to accommodate needed housing offering a range of housing types and affordability. The Housing Element of this General Plan must be updated in accordance with State Law, which is not required of the other elements. This affords the City with the opportunity to review the progress made during the previous period, and to ensure the housing goals of the community are current and the mechanisms in place to implement the plan. Maintenance and preservation of existing units meeting affordability requirements should remain a priority.

Opportunity No. 7: Address Climate Change and Sustainability

Vista can address climate change and sustainability by incorporating policies to decrease sprawl, protect open space and environmentally sensitive lands, promote energy and resource efficiency, improve walkability, accommodate mixed-use development and transit-supportive land uses, encourage local food production, and provide housing for its residents of varying income levels. An important benefit is improved air quality, reduced CO₂ emissions, preserved non-renewable resources, and compliance with AB 32 and SB 375.

Opportunity No. 8: Promote Opportunities for Civic Participation

Vista fosters and encourages civic groups and committees. It is important for the community's well-being to encourage Vista residents to participate or establish groups that represent their interests and segment of the community. Opportunities to bring together the diverse populations in the City should be promoted.

Opportunity No. 9: Enhance Community Identity and Character

Community identity articulates the character of the community as a whole so that future development or redevelopment is in keeping with that character. Community identity is associated with more than the built environment—it is largely determined by urban design, layout, social fabric, and local and regional history. Throughout the workshops discussed above, residents stressed the importance of preserving and enhancing Vista's multi-cultural history, agricultural heritage, and its semi-rural development pattern, which contributes to its unique community character as articulated in the vision.

Opportunity No. 10: Encourage Placemaking

Placemaking provides a mechanism to focus efforts on both the physical form of land planning and the social aspects involved with preserving and strengthening community character. Placemaking gives conscious effort to making Vista memorable, special, and unique, and ensuring that future development and redevelopment create places that support this identity. Priority locations for placemaking activities are in the City's core, along Paseo Santa Fe and Buena Vista Creek.

Opportunity No. 11: Implement Smart Growth and Sustainability

Smart growth emphasizes better coordination between land use and transportation to manage anticipated growth in a way that reduces urban sprawl; expands transportation options; balances jobs and housing; brings commercial goods and services closer to the consumers who need them; preserves natural resources, such as wildlife habitat, watersheds, and agricultural lands; and promotes a healthy lifestyle.

A key principal of smart growth is providing alternative means of transportation to the personal automobile. The SPRINTER rail line provides new public transportation opportunities for residents, commuters, and visitors. In addition, there are several high frequency bus routes that traverse major arterials and collectors within the City. The SPRINTER stations and high frequency bus routes provide opportunities for mixed-use development and concentrated residential development to capitalize on the combination of rail access and associated bus routes to help reduce dependence on the automobile and the associated vehicular trips.

The Land Use and Community Identity Element provides the City an opportunity to apply smart growth principles through new development, redevelopment, and infill, emphasizing pedestrian- and transit-friendly design, transit-supportive residential densities, and mixed-use development. Given the fact that vacant land is in short supply, the City will be applying these principles to an already-built environment, and the transformation will occur over time as individual properties recycle or redevelopment opportunities occur. The City will encourage this change through offering incentives, use of design guidelines, and making improvements to the infrastructure to create a transit- and pedestrian-supportive environment.

Sustainability refers to principles, practices, and application of techniques that conserve energy, water, and other natural resources; manage the use of renewable and non-renewable resources in an efficient and responsible manner; preserve and improve the environment, from the local to the global level; reduce pollution; improve human health and safety; and strengthen the economy. The City has the opportunity to integrate its commitment to long-term sustainability throughout the elements of the General Plan.

Opportunity No. 12: Enhance Buena Vista Creek

Buena Vista Creek has the potential to be a major defining attribute of the City. Portions of the creek are in its natural or redefined condition and serve as an important open space and trail amenity. During the planning period, the City has the opportunity to enhance the creek and its major tributaries, extend and connect the existing trails to the nearby neighborhoods and circulation system, and create a unique resource for the City.

GUIDING PRINCIPLES

Vista's approach to updating the General Plan entailed preparing a series of guiding principles that serve as a basis to both accommodate and direct anticipated growth in a manner that achieves the City's vision. The guiding principles are outlined below.

- 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.
- Support a diverse population.

ORGANIZATION OF THE GENERAL PLAN

The General Plan has been prepared in accordance with the requirements of State law and addresses all required issues and topics. This update of the General Plan includes two documents: (1) the General Plan, which provides a brief summary of background information and issues for each element, and provides goals and policies and maps to direct the City's future development and redevelopment; and (2) an environmental



Chapter 2: Land Use and Community Identity Element

INTRODUCTION

Vista is a well-established community that values its strong sense of identity, diverse neighborhoods, semi-rural character, economic vitality, and cultural and agricultural heritage. Land use is one of the most important factors affecting the future of Vista and the achievement of *Vision 2030*. Given the importance the City places on preserving and enhancing Vista's physical image and the characteristics that make it a special and unique city, the State-required land use element has been expanded to address community identity.

Vista's Land Use and Community Identity Element has the broadest scope of the General Plan elements, as it plays a central role in correlating all land use issues into a set of coherent development policies that relate directly to the other elements. In practice, the Land Use and Community Identity Element is the most visible and usually the most referenced element in the General Plan. Although all elements carry equal weight, the Land Use and Community Identity Element is often perceived as being the most representative of the General Plan. Other elements of the General Plan are coordinated with the Land Use and Community Identity Element to provide an integrated, internally consistent, and compatible statement of development policies for the City.

LAND USE AND COMMUNITY IDENTITY GOALS

COMMUNITY CHARACTER, IDENTITY, AND DESIGN QUALITY

- LUCI Goal 1:** Increase the level of design quality and preserve and enhance Vista's identity and image.
- LUCI Goal 2:** Preserve and enhance the characteristics and features of neighborhoods that share common development patterns, topography, major streets, and zoning patterns.
- LUCI Goal 3:** Preserve and protect existing residential neighborhoods from actions, activities, or land uses that may have an adverse impact upon the enjoyment of the residential living environment.

SMART GROWTH AND SUSTAINABLE DEVELOPMENT

- LUCI Goal 4:** Promote sustainable and smart growth land use patterns and development regulations and guidelines.

COMPLETE STREETS

- LUCI Goal 5:** Support Complete Street design and construction projects that complement desired land uses, provide equitable transportation options for all residents, and ensure the safety and convenience of all roadway users.

REVITALIZATION, REDEVELOPMENT, AND ECONOMIC VITALITY

- LUCI Goal 6:** Revitalize or redevelop aging or underutilized uses, properties, districts, and corridors.
- LUCI Goal 7:** Support the City's economic development strategies by providing an appropriate mix of land uses and appealing urban setting to attract and retain quality businesses and institutions.
- LUCI Goal 8:** Promote a positive business climate through proactive use of incentives to retain and expand the City's economic base.

HOUSING FOR VISTA'S DIVERSE NEEDS

- LUCI Goal 9:** Promote a range of housing types and sizes for a variety of incomes and ages.

AIRPORT LAND USE COMPATIBILITY

- LUCI Goal 10:** Reduce the exposure and risk to persons and property from impacts of airport operations of nearby airports.

COMMUNITY INVOLVEMENT AND INTER-AGENCY COOPERATION

- LUCI Goal 11:** Promote public interest and involvement in development and implementation of the City's land use planning policies, plans, and programs.
- LUCI Goal 12:** Foster coordinated planning and cooperation with SANDAG and other local, county, regional, special purpose, state, and federal agencies to maximize the effectiveness of interagency planning, policies, and funding opportunities.

ANNEXATIONS

- LUCI Goal 13:** Ensure that annexation of property within Vista's SOI occurs in a manner that permits the existing character of the areas to remain when annexation occurs and is consistent with the planned land uses for these areas.

IMPLEMENTATION

- LUCI Goal 14:** Update the City's zoning code and other standards and/or guidelines regulating land use to implement the goals and policies of the Land Use and Community Identity Element.

Land Use and Community Identity Element

Vista has experienced considerable growth and change over the past 20 years, including the addition of over 24,000 new residents and construction of new industrial and commercial development, with a corresponding increase in its employment base. Although the City is approaching buildout, it is expected to add nearly 14,775 residents by 2030. The majority of this anticipated growth will be accommodated by infill of vacant sites and redevelopment of underutilized sites, especially in areas known as Opportunity Areas, which are described later in this element. Because it largely built out, most land use changes are associated with redevelopment efforts for portions of the City that are not functioning to their fullest potential, and/or to encourage properties to change to needed land uses, such as housing.

The Land Use and Community Identity Element not only identifies where this growth will occur, it also directs how growth will occur by placing a priority on goals and policies based on guiding principles that will foster a vibrant, attractive, and economically viable community. One of those principles, known as *placemaking*, encourages the careful design of and attention to the components that make up the City's physical form, including neighborhoods, districts, activity centers and gathering places, landmarks, corridors, and focal intersections.



The AVO Playhouse in Downtown Vista

The Land Use and Community Identity Element also encourages improvement to the City's physical image and communicates its unique identity by incorporating high quality architecture and design elements into private and public development to promote a visually attractive, well planned, and safe environment. Another guiding principle of Vista's General Plan is to promote smart growth and sustainable development wherever possible. When supported by and coordinated with smart growth and sustainability goals and policies of the other General Plan elements, the Land Use and Community Identity Element will help Vista transition into a walkable and transit-friendly city while conserving and protecting valuable resources and reducing greenhouse gas (GHG) emissions.

PURPOSE

The primary purpose of the Land Use and Community Identity Element is to establish the policy foundation that will direct future land use decision-making for Vista and its SOI. It functions as a guide to policy makers, decision makers, the general public, and planners in the City regarding the desired pattern of land use and development through the 2030 planning period.

The Land Use and Community Identity Element fulfills the requirements of the State's mandated land use element, which identifies land uses that require future planning, including: housing, business, industry, open

space, forest/timber, agriculture, natural resources, recreation, scenic beauty, education, public buildings and land, solid and liquid waste disposal facilities, and other public and private uses of land.

GOALS AND POLICIES

The goals and policies of the Land Use and Community Identity Element support Vista Vision 2030, address key issues and opportunities, and implement the guiding principles. The goals and policies are divided into two sections: goals and policies that apply citywide (see below), and those that also apply to Opportunity Areas, which are located in the Opportunity Areas section of the Land Use Plan below.

COMMUNITY CHARACTER, IDENTITY, AND DESIGN QUALITY

LUCI Goal 1: Increase the level of design quality and preserve and enhance Vista’s identity and image.

LUCI Policy 1.1: Require the application of the *City of Vista Design Guidelines*, including site design, architecture, lighting, and signage, when reviewing and approving new development and redevelopment.

LUCI Policy 1.2: Preserve the City’s numerous identifying and thematic features, or landmarks, such as historical, aesthetic, or unusual buildings, structures, landscaping, gathering spaces, public art, and other similar features that reflect and enhance Vista’s identity, history, and cultural diversity, and incorporate them into new public and private development and redevelopment.

LUCI Policy 1.3: Ensure that public and private gathering places and activity centers are designed to provide a safe, comfortable environment for users, and incorporate features such as shade trees, benches, tables, adequate lighting, and visible links to public streets for enhanced security.

LUCI Policy 1.4: Prepare and implement a citywide streetscape program that reflects the identity and/or character of the City, neighborhoods, and/or districts.

LUCI Policy 1.5: Require public and/or private landscaping along all arterial roadways to: minimize the visual dominance of paved surfaces; create more appropriately defined and human-scaled public places; help distinguish spaces designated for pedestrian and non-motorized use from those designated for vehicular travel and parking; and provide environmental benefits, such as absorbing carbon dioxide, helping manage stormwater, and shading to reduce heat island effects. Preference shall be given to native or drought tolerant landscape species.

Land Use and Community Identity Element

LUCI Policy 1.6: Encourage undergrounding of utilities, and discourage new electric and communications lines to be added to existing aboveground utility systems.

LUCI Policy 1.7: Ensure that telecommunications facilities are designed to integrate into existing structures and/or landscapes with minimal visual intrusion.

LUCI Policy 1.8: Preserve Vista's major creek corridors, such as Buena Vista Creek and Agua Hedionda Creek and their major tributaries, as defining elements in the character of the community and pursue opportunities to enhance these waterways through public works projects, private development, redevelopment, environmental mitigation, and other means.

LUCI Policy 1.9: Consider revising the fencing standards in the zoning ordinance to define the types of fencing permitted in residential, commercial, and industrial areas; identify design guidelines for fencing along public roadways; and minimize the establishment of large visual barriers created by solid fencing placed on top of retaining walls.

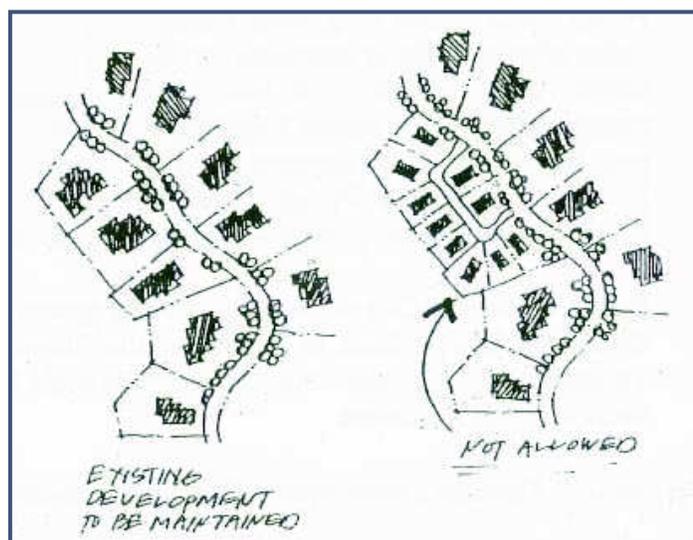
LUCI Policy 1.10: Design streets in a manner that is sensitive to the local context and recognizes that the needs vary in mixed-use, urban, suburban, and rural settings.

LUCI Goal 2: Preserve and enhance the characteristics and features of neighborhoods that share common development patterns, topography, major streets, and zoning patterns.

LUCI Policy 2.1: Maintain the existing residential character of Vista, characterized by large-lot single-family residential development, by encouraging land uses and intensities of development that are consistent with this image.

LUCI Policy 2.2: Provide flexibility in development standards to accommodate and enhance neighborhood variations within the City while ensuring that site and building design, landscaping, and other amenities reflect neighborhood characteristics.

LUCI Policy 2.3: Specific plans shall not be used as a tool to modify or avoid zoning regulations that are consistent with surrounding development patterns, or standards



Subdivision Design

that would otherwise apply. Minimum acreage for a new Specific Plan should be 20 acres or greater.

LUCI Policy 2.4: Discourage subdivision design that disrupts the existing development pattern within established neighborhoods (see illustration to the right).

LUCI Policy 2.5: Ensure that multiple-family residential development is sited and designed to enhance the residential character of Vista; includes amenities such as open space, landscaping, and architectural design that contributes to this character; and minimizes impacts on adjacent residential development that is of a lower density.

LUCI Policy 2.6: Continue to implement the Planned Residential Development Ordinance (Development Code Chapter 18.24) to encourage “clustering” to retain valuable natural resources.

LUCI Policy 2.7: Provide flexible public improvement standards in certain neighborhoods to retain their semi-rural character, if public safety is not compromised, such as keeping street lighting to a minimum, allowing trails or paths rather than concrete sidewalks, maintaining creek channels in their natural state, and preserving mature trees and landscaping whenever possible.

LUCI Policy 2.8: Consider adoption of a slope protection ordinance as an amendment to the zoning ordinance to better define grading standards for hillside development and ensure the protection of natural landforms in the review of new development.

LUCI Policy 2.9: Prohibit mass grading to protect the visual continuity of the hillsides.

LUCI Policy 2.10: Discourage development on skyline ridges visible from scenic roadways and gateway corridors. Skyline ridges are those which define the horizon.

LUCI Policy 2.11: Preserve immediate ridges and hilltops in a natural state to the maximum extent possible. Intermediate ridges are those with visible land behind them that creates a backdrop to the ridge as viewed from the valley floor. Development should be sited such that buildings do not project above the natural landform. Development applications shall be designed so that site plans concentrate development in the subordinate or hidden locations, and grading plans minimize disruption of the natural landform and vegetation.

LUCI Policy 2.12: Restrict development of hillsides so that the natural appearance and landform of the site is preserved. Development projects on terrain with a slope greater than 15 percent shall conform with the following standards: development shall be designed to minimize grading requirements by conforming to the natural contours of the site; the site shall be landscaped with existing trees and natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and

Land Use and Community Identity Element

enhance the visual appearance of the development; and grading, terracing, padding, and cut-and-fill shall be minimized to protect the visual continuity of the hillsides.

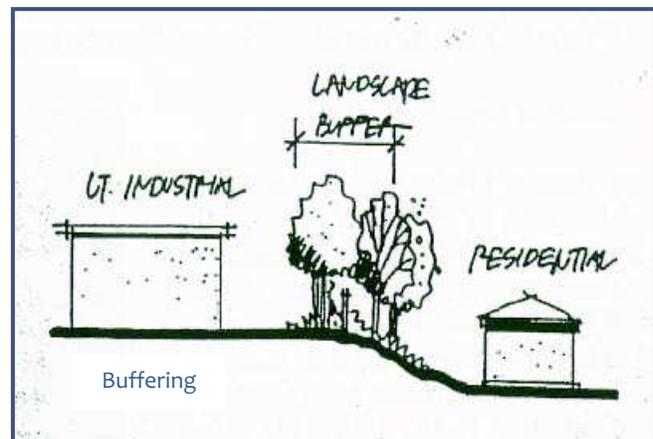
LUCI Policy 2.13: Support and encourage the ability of Vistans to continue the tradition of small-scale horticulture and specialty crop enterprises.

LUCI Goal 3: Preserve and protect existing residential neighborhoods from actions, activities, or land uses that may have an adverse impact upon the enjoyment of the residential living environment.

LUCI Policy 3.1: Require all new development to be designed to minimize impacts on adjoining residential neighborhoods.

LUCI Policy 3.2: Mitigate unacceptable levels of noise, odors, pollution, dust, light, and glare upon residential areas and other sensitive receptors, such as schools and day care centers.

LUCI Policy 3.3: Require visual and acoustic buffering between non-residential and residential land uses and other sensitive receptors by employing techniques such as landscaping, setbacks, soundwalls, and sensitive siting of buildings (see illustration to the right).



LUCI Policy 3.4: Require adequate off-street parking for all residential development.

SMART GROWTH AND SUSTAINABLE DEVELOPMENT

LUCI Goal 4: Promote sustainable and smart growth land use patterns and development regulations and guidelines.

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 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 4.5: Designate areas for the development of mixed use projects where alternative modes of transportation, such as walking, biking, and transit, will be emphasized over vehicle use.

LUCI Policy 4.6: Promote mixed-use development in targeted areas by developing zoning classifications, development standards, and design guidelines that are appropriate for the scale, intensity, and character desired for the particular area.

LUCI Policy 4.7: Develop and offer incentives for mixed-use development, such as reduced parking requirements, expedited permit processing, and/or lot consolidation assistance.

LUCI Policy 4.8: Mixed use development projects shall be evaluated based on consistency with the City's zoning regulations and adopted Design Guidelines, as well as SANDAG Smart Growth publications including: (1) Designing for Smart Growth, Creating Great Places in the San Diego Region; (2) Planning and Designing for Pedestrians, Model Guidelines for the San Diego Region; (3) Trip Generation for Smart Growth; and (4) Parking Strategies for Smart Growth.

LUCI Policy 4.9: Ensure that new development complies with the California Green Building Standards Code (the CALGreen Code) to promote sustainable design and construction practices and positive environmental impacts in planning and design, energy efficiency, water efficiency and conservation, and material conservation and resource efficiency.

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, priority building permit processing, and/or density and/or intensity bonuses.

COMPLETE STREETS

LUCI Goal 5: Support Complete Street design and construction projects that complement desired land uses, provide equitable transportation options for all residents, and ensure the safety and convenience of all roadway users.

Land Use and Community Identity Element

LUCI Policy 5.1: Provide a dense, interconnected network of local and collector streets that supports walking, bicycling and transit use, while avoiding excessive traffic in residential neighborhoods.

LUCI Policy 5.2: Ensure that the entire right-of-way is designed to accommodate appropriate modes of transportation.

LUCI Policy 5.3: Study and remove barriers, where feasible, to allow people of all abilities to access the mobility infrastructure serving the community.

LUCI Policy 5.4: Promote the provision of multi-modal access to activity centers such as public facilities, commercial centers and corridors, employment centers, transit stops, schools, parks, recreation areas, and tourist attractions.

LUCI Policy 5.5: Monitor progress in implementing a multi-modal transportation network by establishing related performance measures.

LUCI Policy 5.6: Develop policies and tools to improve Complete Streets practices. These could include place-based street typologies, a Complete Streets checklist for all new development/redevelopment projects, multi-modal analysis software, and revisions to the City's street design guidelines to ensure the inclusion of infrastructure that benefits all roadway users.

REVITALIZATION, REDEVELOPMENT, AND ECONOMIC VITALITY

LUCI Goal 6: Revitalize or redevelop aging or underutilized uses, properties, districts, and corridors.

LUCI Policy 6.1: Facilitate revitalization or redevelopment 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.

LUCI Policy 6.2: Consider the creation of a central development zone to define the City's core and supporting residential neighborhoods so that resources may be prioritized for these areas.

LUCI Policy 6.3: Ensure implementation of focused revitalization and changes in areas known as Opportunity Areas.

LUCI Policy 6.4: Employ a proactive code compliance effort to improve the appearance and safety of non-complying or neglected properties.

LUCI Policy 6.5: Promote public and private anti-graffiti programs.

Land Use and Community Identity Element

LUCI Policy 6.6: Require graffiti-resistant materials and construction techniques, including landscaping, on all perimeter walls for commercial, industrial, institutional, and recreational development and redevelopment.

LUCI Policy 6.7: Encourage and provide incentives for lot consolidation.

LUCI Policy 6.8: Revise the City's Nonconforming Ordinance to promote bringing nonconforming uses and properties into compliance with current zoning regulations.

LUCI Goal 7: Support the City's economic development strategies by providing an appropriate mix of land uses and appealing urban setting to attract and retain quality businesses and institutions.

LUCI Policy 7.1: Maintain sufficient flexibility in the types of uses allowed in commercially and industrially designated areas to address changes in market conditions and to encourage competition, provided these uses are environmentally safe and will not have adverse impacts on surrounding properties, businesses, and the population.

LUCI Policy 7.2: Promote regionally oriented commercial development along the SR-78 corridor to serve the traveling public and provide freeway-oriented uses where direct access is available.

LUCI Policy 7.3: Revise the Vista Business Park Specific Plan as necessary to respond to market forces and improve opportunities within the business park consistent with the recommendations of the Vista Business Park Base Economic and Cluster Analysis (prepared by Economics Research Associates, January 2009).



Vista Village

LUCI Policy 7.4: Promote Vista as a desirable place to do business by ensuring it has a positive image and identity, quality development, and attractive streetscapes and gateways.

LUCI Policy 7.5: Evaluate zoning standards and modify them, as appropriate, to remain responsive to changes in market conditions and employment trends.

LUCI Policy 7.6: Continue to support the arts and cultural resources (public, private, and non-profit) to stimulate redevelopment and economic growth in the City.

LUCI Goal 8: Promote a positive business climate through proactive use of incentives to retain and expand the City's economic base.

LUCI Policy 8.1: Continue to use Redevelopment as a tool to revitalize underutilized properties and stimulate reinvestment.

LUCI Policy 8.2: Develop incentives to stimulate reinvestment in areas that are not within a Redevelopment area.

LUCI Policy 8.3: Retain and encourage local businesses, as well as those that reflect and serve the City's diverse citizenry, through business assistance and retention programs, such as Vista CAREs, project fast tracking, ShopVISTA, fee deferral and/or elimination, and other economic stimulus programs.

LUCI Policy 8.4: Continue to work with the Chamber of Commerce, the Vista Village Business Association, and other business support groups, to ensure that the business community's concerns are addressed in the review of public and private projects.

LUCI Policy 8.5: Participate in preparation of the region's Sustainable Communities Strategy (SCS) per Senate Bill (SB) 375 to provide opportunities for "Transit Priority Projects" in Vista that can benefit from California Environmental Quality Act (CEQA) streamlining as a development incentive.

HOUSING FOR VISTA'S DIVERSE NEEDS

LUCI Goal 9: Promote a range of housing types and sizes for a variety of incomes and ages.

LUCI Policy 9.1: Provide land use designations that support semi-rural, suburban, and urban housing options.

LUCI Policy 9.2: Provide adequate sites for affordable housing to support the policies and programs of the City's Housing Element.

LUCI Policy 9.3: Develop zoning classifications for mixed-use development that incorporates higher density land uses along multi-modal corridors, and that is compatible with the existing community character.

LUCI Policy 9.4: Consider providing incentives for senior housing, mixed-use projects, and mixed-income development.

AIRPORT LAND USE COMPATIBILITY

LUCI Goal 10: Reduce the exposure and risk to persons and property from impacts of airport operations of nearby airports.

LUCI Policy 10.1: Evaluate and respond to any proposals involving changes to the activity of the McClellan-Palomar and Oceanside Municipal Airports that may affect the quality of life of Vista's residents and/or development objectives, such as new or modified flight patterns, more intense operations over the City, or relocation or extension of runways that may create the potential for impacts on sensitive land uses within Vista.

LUCI Policy 10.2: Evaluate new development in Vista that is within Part 77 Airspace Protection Areas (shown in Exhibit III-3 of the McClellan-Palomar Airport Land Use Compatibility Plan [ALUCP]) for compatibility with the airspace protection compatibility policies in Section 3.5 of the McClellan-Palomar ALUCP.

LUCI Policy 10.3: Evaluate new residential development in Vista that is within the Overflight Notification Area (shown in Exhibit 4 of the McClellan-Palomar ALUCP) for compatibility with overflight compatibility policies in Section 3.6 of the McClellan-Palomar ALUCP.

LUCI Policy 10.4: Require the dedication of an avigation easement in accordance with Policy 2.11.5 and/or the recording of an overflight notification document in accordance with Section 3.6.3(a) of the McClellan-Palomar ALUCP for City approval of selected projects within the avigation easement and overflight notification areas indicated on Exhibit III-6 of the McClellan-Palomar ALUCP.

LUCI Policy 10.5: Evaluate applications for development in Vista that are within Terminal Instrument Procedures (TERPS) Airspace Protection Areas (shown in Exhibit III-4 of the Oceanside Municipal ALUCP) for compatibility with the airspace protection compatibility policies in Section 3.5 of the Oceanside Municipal ALUCP.

LUCI Policy 10.6: Refer any land use actions that require mandatory review, including the adoption, approval, or amendment of the City's General Plan that affects lands within the airport influence area of the McClellan-Palomar Airport or Oceanside Municipal Airport, to the Airport Land Use Commission for San Diego County for determination of consistency with the adopted ALUCP(s).

COMMUNITY INVOLVEMENT AND INTER-AGENCY COOPERATION

LUCI Goal 11: Promote public interest and involvement in development and implementation of the City's land use planning policies, plans, and programs.

Land Use and Community Identity Element

LUCI Policy 11.1: Encourage community participation in planning and development of land use policies, plans, and programs through outreach efforts, workshops, community meetings, public hearings, newsletters, and electronic media.

LUCI Policy 11.2: Foster coordinated planning and cooperation with non-governmental organizations, particularly those involved in resource protection, in implementation of the City's land use planning policies.

LUCI Policy 11.3: Provide and support opportunities for diverse groups to participate in the planning process.

LUCI Goal 12: Foster coordinated planning and cooperation with SANDAG and other local, county, regional, special purpose, state, and federal agencies to maximize the effectiveness of interagency planning, policies, and funding opportunities.

LUCI Policy 12.1: Work with SANDAG to achieve regional smart growth goals through implementation of the Regional Comprehensive Plan and Smart Growth Concept Map, as identified in the Opportunity Areas and supporting goals and policies throughout the General Plan.

LUCI Policy 12.2: Encourage SANDAG to update the Smart Growth Map to incorporate changes consistent with the Vista General Plan.

LUCI Policy 12.3: Participate in established networks of planning related organizations, such as the League of Cities, the Community Redevelopment Association, the American Planning Association, and others to continuously improve the City's efficiency in providing for the public health, safety, and welfare of its residents.

LUCI Policy 12.4: Coordinate and cooperate with the Vista Unified School District regarding future plans for school district facilities.

ANNEXATIONS

LUCI Goal 13: Ensure that annexation of property within Vista's SOI occurs in a manner that permits the existing character of the areas to remain when annexation occurs and is consistent with the planned land uses for these areas.

LUCI Policy 13.1: Encourage annexations of islands or pockets of unincorporated land that are designated as low density, rural residential, open space, commercial, or industrial while ensuring that these potential annexation areas are fully accessible via City streets.

LUCI Policy 13.2: Discourage annexation of residential land with a high density designation unless consistent with the Land Use Map.

LUCI Policy 13.3: Prezone property within the SOI to zones that are consistent with the City's designated land uses.

LUCI Policy 13.4: Evaluate fiscal impacts of requests for annexations to ensure that they occur in a manner that allows Vista to provide services without reduction in existing service levels.

LUCI Policy 13.5: All infrastructure, including sewer mains, local and collector street improvements, and utility connections needed to serve development tied to an annexation shall be the responsibility of the applicant. Improvements to offsite roads serving an annexation shall be required as necessary to meet City standards or provide the needed capacity for all travel modes to adequately serve the annexed area.

IMPLEMENTATION

LUCI Goal 14: Update the City's zoning code and other standards and/or guidelines regulating land use to implement the goals and policies of the Land Use and Community Identity Element.

LUCI Policy 14.1: Revise zoning designations, development standards, and design guidelines to be consistent with the Land Use and Community Identity Element.

LUCI Policy 14.2: Revise the Zoning Code to create one or more zones to implement the Mixed Use land use designation, including development standards that provide incentives for mixed use, such as reduced parking requirements and minimum residential unit sizes.

LUCI Policy 14.3: Evaluate the existing Specific Plans and determine which would be appropriate and beneficial to sunset.

LUCI Policy 14.4: Continue to promote sustainable subdivision design, such as clustering to manage, preserve, and protect natural resources.

THE LAND USE AND COMMUNITY IDENTITY PLAN

A wide range of natural and human-made factors were considered in updating Vista's Land Use and Community Identity Plan. The community's long-range vision, the guiding principles, Vista's setting within the larger region, areas of special environmental and/or topographic significance, potential safety issues,

Land Use and Community Identity Element

limitations of the circulation system and infrastructure, and the nature and character of existing development all influenced land use policy. By identifying the general distribution location, and extent of all uses of land, both private and public, the Land Use and Community Identity Element establishes clear and logical patterns of land use as well as direction for future development. It refocuses development policies to guide future development in a manner that will preserve and enhance Vista's most distinguishing attributes and valuable resources, and maintain and enhance its economic viability.

The Land Use and Community Identity Plan includes:

- The Land Use Map
- Land use designations
- The relationship between land use and zoning
- Population density and intensity
- Redevelopment
- Regional growth
- Housing
- Airport Land Use Compatibility
- Opportunity Areas

LAND USE MAP

The Land Use Map, as shown on Figure LUCI-1, will guide the development, maintenance, and improvement of land and properties within the City and SOI until the horizon year 2030. In order to accurately describe the various neighborhoods, districts, and places within Vista and the SOI, each area is categorized by the primary use(s) allowed by the City's Land Use Plan.

The SOI, representing the possible future boundaries and service area of the City, comprises a land area of approximately seven square miles of unincorporated area. See Figure LUCI-1 for Vista's SOI. Vista may apply land use designations to property within its SOI as an indication of the City's desired land uses should it annex that property in the future; however, unless or until annexation occurs, responsibility for regulating land use within the SOI belongs to the County of San Diego (County). Vista has designated the majority of land in its SOI to Rural Residential with one-acre minimums, consistent with the County, to protect the rural nature of the outlying areas. Higher density residential land uses, a mobile home park, and strip commercial development, which occur in the SOI in the vicinity of South Santa Fe Avenue north of SR-78, have been designated consistent with their existing uses and to support future development in proximity to the Buena Creek SPRINTER station, also within the SOI. The City's policy regarding annexations evaluates the fiscal impacts of the annexation to assure that annexations occur in a manner that allows Vista to provide service



Chapter 4: Resource Conservation and Sustainability Element

INTRODUCTION

Conservation is defined in this General Plan as the careful preservation, protection, or planned management of a natural resource to prevent its exploitation, destruction, or neglect. The terms *sustainable* and *green* have become common parlance when referring to principles, practices, and application of techniques that conserve energy, water, and other natural resources; manage the use of renewable and non-renewable resources in an efficient and responsible manner; preserve and improve the environment, from the local to the global level; reduce pollution; improve human health and safety; and strengthen the economy.

Vista is fortunate to possess many resources that contribute to its unique character, beauty, and desirability as a place to live, work, and recreate. Key to maintaining this healthy and vibrant community is the conservation and sustainable stewardship of our natural resources—such as air quality, water, and open space—for the protection of plant and wildlife habitats and public health and safety. Vista’s parks and recreational facilities are also important resources, as

RESOURCE CONSERVATION AND SUSTAINABILITY GOALS

AIR QUALITY

RCS Goal 1: Improve air quality and protect persons and the environment from the effects of air pollution.

CLIMATE CHANGE

RCS Goal 2: Reduce GHG emissions from community activities and municipal facilities and operations within the City boundaries to support the state’s efforts under Assembly Bill 32, Senate Bill 375, and other state and federal mandates, and to mitigate the community’s contributions to global climate change.

WATER RESOURCES

RCS Goal 3: Reduce the projected demand for water service in the City through conservation and increased use of recycled water.

RCS Goal 4: Preserve, protect, and enhance water quality in watersheds to which the City contributes stormwater and urban runoff.

BIOLOGICAL RESOURCES

RCS Goal 5: Preserve and protect, to the extent practicable, the range of natural biological communities and species native to the City and region; and conserve viable populations of endangered, threatened, and key sensitive species and their habitats.

RCS Goal 6: Implement the provisions of the regional Multiple Habitat Conservation Plan (MHCP).

OPEN SPACE

RCS Goal 7: Conserve, enhance, and restore, to the extent practicable, open space areas for the protection of wildlife habitats and plant and animal species.

RCS Goal 8: Provide and preserve open space areas for the protection of public health and safety.

PARKS AND RECREATION

RCS Goal 9: Continue to provide parkland to effectively serve the recreational needs of the community.

RCS Goal 10: Continue to provide and maintain recreational facilities and programs that serve the needs and enjoyment of residents.

CULTURAL, HISTORICAL, AND PALEONTOLOGICAL RESOURCES

RCS Goal 11: Continue to preserve and protect places, buildings, and objects that embody the City’s social, commercial, architectural, and agricultural history.

RCS Goal 12: Acknowledge, preserve, and protect the City’s Native American heritage.

RCS Goal 13: Recognize the potential for paleontological resources and provide for mitigation programs to ensure collection and salvage of fossil materials.

ENERGY

RCS Goal 14: Promote efficient and sustainable use of energy resources through conservation, demand-reduction activities, and alternative energy sources.

WASTE MANAGEMENT

RCS Goal 15: Reduce the amount of solid waste generated and diverted to landfills.

Resource Conservation and Sustainability Element

they provide opportunities for physical activities that are essential to the community health, social interaction, and neighborhood identity. Of equal importance, cultural resources provide a link to the City's past, help shape its present-day character, celebrate its unique identity, and offer a source of pride and community connection for its residents. A trails system will link all of Vista's natural and physical resources, strengthening community connections, promoting physical activity, and providing alternatives to the use of personal automobiles, which reduces air pollution and greenhouse gas (GHG) emissions. Conserving energy, promoting clean energy generation, and reducing the amount of community-generated waste will help preserve non-renewable resources and reduce GHG emissions.

Vista Vision 2030 emphasizes the value the community places on these resources and our desire to conserve and protect them. The Resource Conservation and Sustainability Element reflects the City's commitment to conserve, preserve, and enhance its valuable resources, and its recognition of the importance of taking an overall sustainable and green approach to decision-making. It also acknowledges the interrelationship of all the other General Plan elements in carrying out the City's goal of promoting sustainability and conserving its resources.

PURPOSE

The purpose of the Resource Conservation and Sustainability Element is to:

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.

The topics addressed in the Resource Conservation and Sustainability Element include:

- Air Quality
- Climate Change
- Water Resources
- Biological Resources
- Open Space
- Parks, Recreational Facilities, and Trails
- Cultural, Historical, and Paleontological Resources
- Energy
- Waste Management

The Resource Conservation and Sustainability Element fulfills the requirements of the State-mandated Open Space and Conservation Elements as defined in Sections 65302(e) and 65302(d) of the Government Code. According to these requirements, the General Plan must contain policies concerned with managing all open space areas, including open space that is left undeveloped for the preservation and managed production of natural resources, protection of public health and safety, and land for parks and recreation. It also must provide direction regarding the conservation, development, and utilization of natural resources, including rivers and water, forests, and wildlife. The preservation and/or sustainable management of other resources, such as air quality and energy, and reduction of GHG emissions pursuant to recent legislation, also may be included.

This element also addresses recreational resources and needs beyond the level mandated by State law. The City has determined that adequate parks and recreational facilities are necessary to maintain a high-quality living environment and has elected to include recreational goals and policies in the General Plan. These goals and policies support the State's Quimby Act and Mitigation Fee Act, which allow cities to collect exactions, such as dedication of land or imposition of impact fees in lieu of dedication, to provide or enhance parks or recreational facilities to serve the identified needs of the community.

GOALS AND POLICIES

AIR QUALITY

RCS Goal 1: Improve air quality and protect persons and the environment from the effects of air pollution.

RCS Policy 1.1: Monitor changes in State regulations related to air quality and develop policies and programs and update local regulations as appropriate.

RCS Policy 1.2: Discourage the location of new, or the expansion of existing, sensitive receptor land uses (including residences, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities) within 500 feet of State Route (SR)-78.

RCS Policy 1.3: Develop and implement plans to minimize dust from areas within the City that are prone to soil erosion from wind.

RCS Policy 1.4: Amend the Grading Ordinance as needed to reduce fugitive dust generated as a result of construction projects. Require implementation of best management practices (BMPs) to stabilize disturbed land, including but not limited to short-term methods during construction (e.g.,

watering active construction areas, covering open stockpiles, and applying non-toxic soil stabilizers on unpaved access roads and temporary parking areas) and permanent methods post-construction (e.g., vegetation or revegetation, installation of hardscape, etc.).

RCS Policy 1.5: Facilitate compliance by local employers and businesses with regional air quality regulation through education, outreach, involvement, and policies that assist them in meeting regulations, while cultivating and supporting a positive business climate.

CLIMATE CHANGE/GLOBAL WARMING

RCS Goal 2: Reduce GHG emissions from community activities and municipal facilities and operations within the City boundaries to support the State's efforts under Assembly Bill 32, Senate Bill 375, and other state and federal mandates, and to mitigate the community's contributions to global climate change.

RCS Policy 2.1: Prepare and implement a Climate Action Plan (CAP) within 24 months of adoption of the General Plan that, through its full implementation, will reduce GHG emissions from community activities and municipal operations by at least 15 percent by 2020 compared to the 2005 baseline community emissions inventory (including any reductions required by the CARB under AB 32).

RCS Policy 2.2: Update the City's *Greenhouse Gas Emissions Inventory* periodically to incorporate improved methods, better data, and/or more accurate tools and methods, and to assess progress.

RCS Policy 2.3: Participate in inter-agency and/or inter-jurisdictional meetings and planning activities to share best practices and adaptation strategies to reduce GHG emissions, increase community sustainability, and educate the public about climate change.

RCS Policy 2.4: Develop a public outreach program to increase public awareness of climate change and climate protection challenges; publicize the importance of reducing GHG emissions; and provide information on actions community members and businesses can take to reduce their individual impacts.

RCS Policy 2.5: Adopt City purchasing practices and standards to support reductions in GHG emissions, including preferences for energy-efficient equipment and the use of recycled materials and manufacturers that have implemented green management practices; encourage other public agencies and private businesses within Vista to do the same, when feasible.

RCS Policy 2.6: Establish City bidding standards and contracting practices that encourage GHG emissions reductions, including preferences or points for the use of low or zero emission vehicles and equipment, recycled materials, and provider implementation of other green management practices; encourage other public agencies and private businesses within Vista to do the same, when feasible.

RCS Policy 2.7: Through California Environmental Quality Act (CEQA) documents, evaluate and disclose the contribution new projects could have on climate change and require mitigation measures as appropriate.

RCS Policy 2.8: Implement new or enhance existing measures to reduce employee vehicle trips and mitigate emissions impacts from business-related travel to reduce GHG emissions.

WATER RESOURCES

RCS Goal 3: Reduce the projected demand for water service in the City through water conservation and increased use of recycled water.

RCS Policy 3.1: Work with the Vista Irrigation District (VID) to reduce per capita water consumption, increase the use of recycled water, and implement, enhance, or promote programs to educate the community about the importance of water conservation and methods to reduce water use.

RCS Policy 3.2: Continue to evaluate and periodically update the City's existing Water Efficient Landscaping Ordinance to ensure that it remains at least as effective as the State's Model Efficient Landscape Ordinance pursuant to AB 1881 and/or any subsequent legislation, and encourage existing development to upgrade to water-efficient landscaping and irrigation, including:

- a. planting drought-tolerant and native species;
- b. covering exposed dirt with moisture-retaining mulch;
- c. installing water-efficient irrigation systems and devices, including advanced technology such as moisture-sensing irrigation controls;
- d. using gray and/or recycled water for irrigation; and
- e. installing edible landscapes that provide local food.

RCS Policy 3.3: Manage the City's stock of vegetation on public property (e.g., street trees, planted medians, lawns at public facilities and parks, etc.) to reduce water consumption.

RCS Policy 3.4: Work with Caltrans to expand the use of reclaimed water on the SR-78 right-of-way and install water-efficient landscaping and irrigation.

RCS Goal 4: Preserve, protect, and enhance water quality in watersheds to which the City contributes stormwater and urban runoff.

RCS Policy 4.1: Preserve, protect and enhance water quality within the San Luis Rey and Carlsbad Hydrologic Units, of which the City is a part, through pollution prevention, encouraging preservation of natural drainage courses, prevention of wildfires, and prevention of other anthropogenic detrimental effects to the watersheds.

RCS Policy 4.2: Continue to improve water quality in the San Luis Rey, Loma Alta, Buena Vista, Agua Hedionda, and San Marcos watersheds, through the implementation of water quality improvement programs with the goal of achieving sustainable resource management by balancing, social, economic, and environmental needs.

RCS Policy 4.3: Implement the Agua Hedionda Watershed Management Plan and develop and implement a similar watershed management plan for Buena Vista Creek and its major tributaries, dependent upon available funding.

RCS Policy 4.4: Promote practices and programs that integrate the various disciplines of water resources management, recognizing and fostering the interconnectedness of water quality (including surface, stormwater, and waste water management), water supply, and natural resources.

RCS Policy 4.5: Protect and restore appropriate beneficial uses for prioritized water bodies impacted by stormwater and urban runoff.

RCS Policy 4.6: Require the incorporation of Low Impact Development (LID) techniques in accordance with current stormwater regulations to manage stormwater and urban runoff, 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 impervious 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.

Resource Conservation and Sustainability Element

- c. Utilize rain barrels and cisterns to manage rooftop runoff and/or utilize rooftop runoff to provide water for irrigating lawns and gardens.
- d. Install street trees in stand-alone or connected tree box filters.

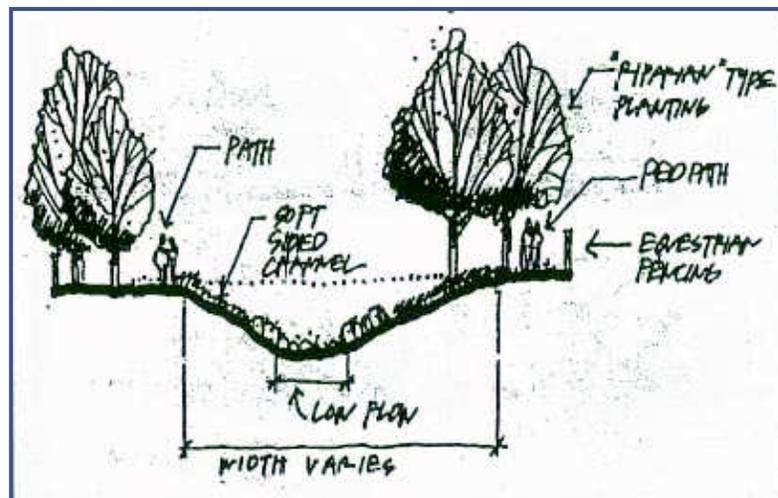
RCS Policy 4.7: Encourage the use of LID techniques through public outreach and education by installing demonstration projects at City facilities and by incorporating LID and other green technologies into public infrastructure projects.

RCS Policy 4.8: Continue to require native and non-invasive vegetative buffers along the margins of water bodies to provide water cleansing for runoff entering the water bodies. Buffers from the edge of the existing natural tree canopy should be established based on scientific analysis of the existing site conditions and any development proposal by a qualified biologist. New buildings or parking areas should not be permitted within any buffer area.

RCS Policy 4.9: Continue to maintain, repair, and replace current drainage infrastructure where necessary to maximize public safety and water quality benefits.

RCS Policy 4.10: Require that any property to be annexed into the City be required to hook up to the City's sewer system and bear the cost of improvements to the sewer system if needed to serve such areas.

RCS Policy 4.11: Restrict the installation of new concrete lining or channelization projects within open creeks and waterways and restore the creek system to its natural state where feasible in an effort to balance flood protection, water quality benefits, and habitat preservation. The daylighting and restoration of covered creek channels is encouraged.



Natural creek bed with trail.

RCS Policy 4.12: Allow alteration, rechannelization, and/or modifications to existing channelized streams only if such modifications preserve or restore natural habitat values to the greatest extent feasible and necessary permits are obtained.

BIOLOGICAL RESOURCES

RCS Goal 5: Preserve and protect, to the extent practicable, the range of natural biological communities and species native to the City and region; and conserve viable populations of endangered, threatened, and key sensitive species and their habitats.

RCS Policy 5.1: Continue to require development that is proposed in areas identified or expected to contain sensitive vegetation and wildlife communities to consult with wildlife agencies (i.e., United States Fish and Wildlife Service [USFWS] and the California Department of Fish and Game [CDFG]) early in the development review process regarding special status plant and wildlife species; conduct biological assessments, as appropriate; and develop and implement project-specific mitigation measures to mitigate impacts on threatened and endangered species.

RCS Policy 5.2: In areas that are adjacent to sensitive vegetation and/or wildlife communities, continue to require development, uses, and activities to be designed and managed to ensure minimal impacts to those resources. Examples include, but are not limited to the following:

- a. Provide buffers or barriers between the development and the biological resources. Buffers from the edge of the existing natural tree canopy should be established based on scientific analysis of the existing site conditions and the development proposal by a qualified biologist. New buildings or parking areas should not be permitted within any buffer area.
- b. Prohibit parking lots and other developed areas from draining into sensitive resources.
- c. Require land uses that use chemicals or fertilizers or generate by-products that are potentially toxic or harmful to wildlife, sensitive species, and habitats to incorporate measures to mitigate those impacts.
- d. Require development to incorporate measures that avoid degradation of habitats from erosion and sedimentation.
- e. Ensure that sensitive species are protected from night lighting from nearby development.
- f. Mitigate noise impacts from development, uses, or activities on nearby sensitive species through noise reduction measures and/or restriction of hours during the breeding season of sensitive species.
- g. Require development that is adjacent to sensitive resources to landscape their sites with native, non-invasive vegetation that is similar to or compatible with the adjacent resources;

and prohibit horticultural regimes (irrigation, fertilization, pest control, and pruning) that could alter site conditions in natural areas.

- h. Enforce fire and brush management plans so that both biological and safety goals are met.

RCS Policy 5.3: Preserve the integrity of riparian habitat areas, creek corridors, and other drainages that support biological resources and contribute to the overall health of the watershed areas through the preservation and restoration of native plants and the removal of invasive, exotic, and nonnative species.

RCS Policy 5.4: Preserve, protect, and enhance the City's urban forest (on both public and private property).

RCS Policy 5.5: Consider adoption of a tree preservation ordinance to address tree preservation on private property.

RCS Policy 5.6: Continue to require the use of native, naturalized, and non-invasive plants and turf to avoid or minimize use of irrigation, fertilizers, and pesticides, and to provide increased wildlife habitats for native species.

RCS Policy 5.7: To the extent practicable, and as determined by the City, avoid sensitive habitats and species during the planning, design, and construction of new public infrastructure (such as sewers, storm drain and flood control facilities, utilities, and roads), unless alternative locations are not practical.

RCS Policy 5.8: Maintain and regularly update a database of biological resource information relevant to natural resources in Vista, including regional data sets and more focused field investigations within the City.

RCS Goal 6: Implement the provisions of the regional Multiple Habitat Conservation Plan (MHCP)

RCS Policy 6.1: Establish and maintain a Biological Preserve Overlay (BPO) reflecting the Focused Planning Area in the MHCP to the maximum extent practicable. The BPO shall define lands worthy of protection based on the presence of sensitive vegetation and wildlife communities, or those lands that support viable wildlife corridors.

RCS Policy 6.2: Limit land uses within the BPO to only those necessary for the protection of public health and safety, or recreational uses that are consistent with the conservation standards in the MHCP. Biological conservation shall be the primary objective within the BPO whenever potential conflicts with recreational uses arise.

RCS Policy 6.3: Establish maintenance and management standards for the BPO to ensure permanent conservation. The City's standards shall be based on the applicable standards in Section 6.o of the Final MHCP (i.e., Fire Management; Habitat Restoration; Erosion Control; Landscaping Restrictions; Recreation and Public Access; Fencing, Signs and Lighting; Predator and Exotic Species Control; Hydrology and Flood Control; and Species Reintroduction), subject to the availability of permanent funding.

RCS Policy 6.4: Adopt a Habitat Conservation Plan (a Subarea Plan) covering, at minimum, the BPO and enter into an Implementing Agreement with the Wildlife Agencies, subject to the availability of permanent funding.

RCS Policy 6.5: Use the mitigation ratios established in the MHCP for impacts to sensitive biological habitats.

RCS Policy 6.6: Integrate the City's conservation planning efforts with watershed planning, GHG reductions, and other regional planning efforts involving natural resources when possible in order to maximize opportunities for grant funding for conservation purposes.

OPEN SPACE

RCS Goal 7: Conserve, enhance, and restore, to the extent practicable, open space areas for the protection of wildlife habitats and plant and animal species.

RCS Policy 7.1: Acquire or otherwise protect, where possible, open space and other properties that contain or protect significant sensitive resources, such as special-status plant and wildlife species know to occur in or near the City, natural habitats, and habitat linkages. Primary consideration shall be given to those properties within the City's Biological Preserve Overlay. Actions may include, but are not limited to:

- a. Acquire private land with significant natural habitat or sensitive resources, assuming the seller is willing and that funding is available.
- b. Encourage the county, state, and federal government, or other conservation agency dedicated to Vista's conservation goals, to acquire private land with significant natural habitat or sensitive resources, assuming the seller is willing.
- c. Enforce state and federal conservation and avoidance regulations, through the development review process, for all new development projects on private property that may potentially impact affect natural vegetation communities or biological resources within Vista.

Resource Conservation and Sustainability Element

- d. Acquire easement rights or establish agreements with public utilities to ensure the protection of natural habitats or sensitive resources within existing or planned utility easements.
- e. Require privately owned open space designed as an integral part of a new development to be designated Open Space (OS) on the Land Use Map.

RCS Policy 7.2: Cooperate with other municipalities and San Diego County to strive to acquire or otherwise protect open space areas that provide key habitat linkages and wildlife movement corridors on a regional level.

RCS Goal 8: Provide and preserve open space areas for the protection of public health and safety.

RCS Policy 8.1: Through the development review process, ensure that new development located in or near areas that may pose public health and safety hazards (such as flood plains, areas of known or suspected geologic hazard, and/or fire hazard zones) is designed to minimize potential impacts on people and property. Actions may include, but are not limited to the following:

- a. Promote the protection of open space on private property for the protection of health and safety through continued application of the Open Space Residential (OSR) and Rural Residential (RR) land use designations and specific plans as appropriate.
- b. Encourage new commercial and industrial development to employ site plan design that avoids areas that may pose public health and safety hazards.
- c. Encourage new residential subdivisions to employ alternative subdivision design, such as clustering, to avoid areas that may pose public health and safety hazards.
- d. Require privately owned open space designed as an integral part of a new development to be designated Open Space on the Land Use Map.

RCS Policy 8.2: Retain existing publicly owned open space and pursue acquisition by the City of private land in areas that may pose public health and safety hazards, assuming the seller is willing and that funding is available, especially when such property can provide recreational and/or resource protection opportunities or serve other public health, safety, and welfare purposes.

RCS Policy 8.3: Preserve sensitive lands, including permanent bodies of water, floodways, and slopes over 35 percent, as open space for resource conservation and public safety purposes.

RCS Policy 8.4: Preserve and increase the amount of open space/forest land within the City to help mitigate GHG emissions.

RCS Policy 8.5: Preserve and maintain natural areas in urban neighborhoods, such as canyons and creeks, and provide access for the enjoyment of the surrounding community.

PARKS AND RECREATION

RCS Goal 9: Continue to provide parkland to effectively serve the recreational needs of the community.

RCS Policy 9.1: Continue to work with the Parks and Recreation Commission, citizens, organizations, volunteer groups, and community partners to identify and provide needed park, recreation, trail, and open space amenities that address changes in the City's population and demographics, based on the Park, Recreation, Open Space, and Greenway Guidelines (Guidelines) that were developed by the National Recreation and Park Association (NRPA), and pursuant to the Quimby Act.

RCS Policy 9.2: Provide three acres of community parks per 1,000 residents; two acres of neighborhood parks per 1,000 residents, and an overall average park standard of 4.49 acres per 1,000 residents.

RCS Policy 9.3: Provide parks and recreational opportunities in proximity to neighborhoods to promote physical activity and increase access to facilities.

RCS Policy 9.4: Maintain a program for acquisition and/or development of identified parkland property and facilities that includes a variety of funding or acquisition methods, such as grants, development impact fees, easements, leaseholds, joint-use, transfer of development rights, land donations, and gift annuities, if feasible.

RCS Policy 9.5: Give priority to acquiring and developing parks and recreational facilities in areas with the greatest need, as identified in the process described in RCS Policy 8.1.

RCS Policy 9.6: Continue the school/park joint-use concept for increased recreational resources and year-round use of these facilities.



Vista Sports Park

Resource Conservation and Sustainability Element

RCS Policy 9.7: Collaborate with San Diego County to manage the portion of Guajome Regional Park within Vista's boundaries, including the Antique Gas and Steam Engine Museum, and ensure the preservation and support of this valuable resource.

RCS Policy 9.8: Encourage and, where appropriate, require the inclusion of recreation facilities, permanently dedicated open space, and/or trails within new residential subdivisions, and multi-family, commercial, and industrial developments, and within the Opportunity Areas identified in the Land Use and Community Identity Element.

RCS Policy 9.9: Build and maintain parks, recreation, and community facilities in an environmentally sustainable manner. Examples include, but are not limited to:

- a. harvesting rain water with cisterns to reduce use of potable water;
- b. designing and implementing efficient irrigation systems;
- c. using drought tolerant and native plant species;
- d. using lawn substitutes to reduce mowing, water use, and green waste;
- e. reducing impervious surfaces by using porous concrete and/or asphalt and permeable pavers;
- f. detaining stormwater on site and reducing water pollution through the use of bioswales, stormwater planter , rain gardens, and other similar features;
- g. providing recycling bins for park users;
- h. providing onsite composting;
- i. using recycled and recyclable materials and Forest Stewardship Council (FSC)–certified wood; and
- j. retrofitting existing, and constructing new, buildings and facilities in parks pursuant to green policies elsewhere in the General Plan.

RCS Policy 9.10: Consider the use of publicly owned land such as flood control projects, excess right-of-way, and other public lands for the development of new public parks and recreational facilities.

RCS Goal 10: Continue to provide and maintain recreational facilities and programs that serve the needs and enjoyment of residents.

RCS Policy 10.1: Provide a range of high quality recreational facilities programming to serve the needs of all Vista's residents, including children, teens, adults, senior adults, families, and persons with disabilities.

Resource Conservation and Sustainability Element

RCS Policy 10.2: Maintain the diversity of recreational programs serving the community subject to the availability of adequate funding. Pursue funding opportunities to support program diversity when available.

RCS Policy 10.3: Consider the NRPA Guidelines when evaluating and planning for specific activities and facilities, such as sports fields, courts, and rinks; tracks; trails; pools; and golf driving ranges and courses.

RCS Policy 10.4: Continue to encourage privately owned recreation facilities that create minimal neighborhood disruption, provide ample parking, and have adequate support facilities.

RCS Policy 10.5: Continue to seek grant funds for facility programming.

RCS Policy 10.6: Operate the McClellan Senior Center and expand current services to accommodate any increase in the senior population.



McClellan Senior Center

RCS Policy 10.7: Support and continue to make necessary investments in cultural arts facilities, such as the Moonlight Amphitheater and AVO Theater, and expand programming, including performances, concerts, and special annual events, if funding is available.

RCS Policy 10.8: Operate the Wave Waterpark and support programming and facility rental and partner with local schools for sports activities.

RCS Policy 10.9: Operate and maintain community and recreation centers, such as the Townsite and Thibodo Community Centers and Brengle Terrace Recreation Center, and expand offerings to provide high quality programs and activities, dependent on the availability of funding.

RCS Policy 10.10: Support the Alta Vista Botanical Gardens as a valuable passive recreational amenity.

RCS Policy 10.11: Identify an appropriate location and provide funding for construction and operation of a new skate park.

RCS Policy 10.12: Develop and implement a master plan for Buena Vista Creek that includes creation of a linear park along the creek from Brengle Terrance Park to Downtown Vista and enhancement of pedestrian and bicycle access.

CULTURAL, HISTORICAL, AND PALEONTOLOGICAL RESOURCES

RCS Goal 11: Continue to preserve and protect places, buildings, and objects that embody the City's social, cultural, commercial, architectural, and agricultural history.

RCS Policy 11.1: Continue to utilize historical resources, such as the Rancho Buena Vista Adobe, for school programs, community education, and events; and coordinate programming with other historic sites.

RCS Policy 11.2: Continue to preserve Vista's historic adobes and nationally registered and significant historic buildings, such as the Rancho Guajome Adobe and the Braun House. Consider national and local historic designations for eligible City-owned properties.

RCS Policy 11.3: Support preservation of historical resources, including providing for adaptive reuse and tax incentives where appropriate.

RCS Policy 11.4: Consider discretionary review of any demolition permits for properties identified on the City's historic resources inventories, as applicable.

RCS Policy 11.5: Conduct historic resource inventories to identify important historical resources and establish a Register of Historic Properties in Vista. Pursue grants and funding for inventories and preservation through the State Office of Historic Preservation.

RCS Policy 11.6: Educate property owners as to the economic and other benefits of preserving and properly maintaining historical and culturally significant properties.

RCS Policy 11.7: Maintain a program for the establishment of Mills Act contracts with property owners with historic properties to revitalize older areas of the City, support cultural tourism, bolster community identity, and retain the connection with the community's past.

RCS Goal 12: Acknowledge, preserve, and protect the City's Native American heritage.

RCS Policy 12.1: Develop a map identifying existing and potential archaeologically sensitive districts in Vista.

Resource Conservation and Sustainability Element

RCS Policy 12.2: In collaboration with NAHC and the San Luis Rey Band of Mission Indians, adopt procedures for protecting significant archeological features, and apply to projects requiring discretionary City approval.

RCS Policy 12.3: Ensure that the San Luis Rey Band of Mission Indians is notified of any proposed discretionary planning or grading applications affecting lands with potential archaeological resources.

RCS Policy 12.4: If significant Native American artifacts are discovered during pre-construction or construction phases of a discretionary project or during the implementation a grading permit, the first priority shall be a) to avoid any further disturbance of those areas by re-designing the proposed development or project, and b) to have those areas placed into protected open space via an open space easement or similar protective measure. If avoidance is not feasible based on consultation with the Most Likely Descendant of such artifacts, appropriate mitigation shall be required. Any discovered Native American artifacts shall be returned to their Most Likely Descendant and repatriated at the earliest opportunity.

RCS Policy 12.5: If Native American human remains and/or associated grave goods are found during any of the activities identified in RCS Policy 12.4, the first priority shall be a) to avoid any further disturbance (i.e., grading, development) of those areas in which they are found, and b) to have the remains and/or associated grave goods preserved in place via an open space easement or similar protective land use measure. The second priority shall be that the Most Likely Descendant of the remains and/or associated grave goods, as determined by NAHC, must also have the opportunity to recommend other culturally appropriate treatment.

RCS Goal 13: Recognize the potential for paleontological resources and provide for mitigation programs to ensure collection and salvage of fossil materials.

RCS Policy 13.1: Adopt procedures to provide pre-construction mitigation.

RCS Policy 13.2: Adopt procedures to mitigate impacts during construction, including requiring monitoring of excavation operations and salvage programs.

ENERGY

RCS Goal 14: Promote efficient and sustainable use of energy resources through conservation, demand-reduction activities, and alternative energy sources.

Resource Conservation and Sustainability Element

RCS Policy 14.1: Consider the goals and policies in SANDAG's Regional Energy Strategy in drafting new legislation, policies, or procedures.

RCS Policy 14.2: Collaborate with San Diego Gas and Electric (SDG&E) and any other local energy suppliers and distributors to promote energy conservation programs, Energy Star® appliance change-out programs, rebates, vouchers, and other incentives to install energy-efficient technology and products.

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 14.4: Continue to target local funds, including redevelopment and Community Development Block Grant resources, to assist affordable housing developers in incorporating energy efficient designs and features.

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.

RCS Policy 14.6: Prepare and implement a comprehensive plan to improve the energy efficiency of municipal facilities and conserve electricity and natural gas, including the following:

- a. conducting energy audits for all municipal facilities and equipment;
- b. retrofitting facilities for energy efficiency where feasible and when remodeling or replacing components, including increasing insulation, and installing green or reflective roofs and low-emissive window glass;
- c. implementing an energy tracking and management system;
- d. installing energy-efficient exit signs, street signs, and traffic lighting;
- e. installing energy-efficient lighting retrofits and occupancy sensors, and instituting a "lights out at night" policy;
- f. retrofitting heating and cooling systems to optimize efficiency (e.g., replace chillers, boilers, fans, pumps, belts, etc.);
- g. installing Energy Star appliances and energy-efficient vending machines;

Resource Conservation and Sustainability Element

- h. improving efficiency of water pumping and use at municipal facilities, including a schedule to replace or retrofit system components with high-efficiency units (i.e., ultra-low-flow toilets, fixtures, etc.);
- i. providing chilled, filtered water at water fountains and taps in lieu of bottled water;
- j. installing a central irrigation control system and timing its operation for offpeak use; and
- k. adopting an accelerated replacement schedule for energy inefficient systems and components.

RCS Policy 14.7: Encourage any newly constructed, purchased, or leased municipal space to meet minimum standards as appropriate, such as the following:

- a. requiring new commercial buildings to meet Leadership in Energy and Environmental Design (LEED) criteria established by the U.S. Green Building Council;
- b. incorporating passive solar design features in new buildings, including daylighting and passive solar heating;
- c. retrofitting existing buildings to meet standards under Title 24 of the California Building Energy Code, or to achieve a higher performance standard as established by the City/County; and
- d. retrofitting existing buildings to decrease heat gain from non-roof impervious surfaces with cool paving, landscaping, and other techniques.

RCS Policy 14.8: Create a Capital Reinvestment Fund to provide capital for future energy efficiency improvements from ongoing energy efficiency savings.

RCS Policy 14.9: Implement a training program for City staff to support the City's goal of reducing GHG emissions from municipal facilities and operations, including energy efficiency training to engineering, building operations, and facility maintenance staff; and energy conservation for all City employees.

RCS Policy 14.10: Encourage adherence to the California Green Building Code.

RCS Policy 14.11: Promote alternative energy development by preparing an Alternative Energy Promotion Study, which will include the following:

- a. Identify possible sites for the production of energy using local renewable sources, such as solar, wind, and biofuel.
- b. Consider the potential for exemption of alternative energy facilities from other General Plan policies concerning visual and biological resources.

- c. Evaluate potential land use, environmental, economic, and other constraints affecting renewable energy development.
- d. Develop a ministerial process for approval of small-scale wind and solar energy systems for onsite residential, commercial, industrial, and agricultural uses.
- e. Expedite permits for projects that incorporate alternative energy sources.

RCS Policy 14.12: Provide, where possible, incentives for renewable energy projects (e.g., reduced fees and expedited permit processing), creative financing (e.g., subsidized or other low-interest loans and/or the option to pay for system installation through long-term assessments on individual property tax bills), as well as other support for community members or developers seeking funding for such projects.

RCS Policy 14.13: Support SDG&E in the location of new or expanded service facilities where appropriate, and support maintenance and operational activities through coordinated efforts with SDG&E staff and contractors.

WASTE MANAGEMENT

RCS GOAL 15: Reduce the amount of solid waste generated and diverted to landfills.

RCS Policy 15.1: Comply with the Integrated Waste Management Act by maintaining an up-to-date Source Reduction and Recycling Element and Non-Disposal Facility Element.

RCS Policy 15.2: Continue the City's green waste collection and recycling program for all single-family residences.

RCS Policy 15.3: Create a mandatory green waste collection and recycling program for multi-family residences and commercial, retail, and industrial operations.

RCS Policy 15.4: Maintain the Construction and Demolition Debris Recycling Ordinance, requiring building projects to recycle or reuse a minimum percentage of non-hazardous construction and demolition debris and unused or leftover building materials.

RCS Policy 15.5: Promote organic waste reuse to produce compost and/or biofuel from the maximum amount of organic waste generated within the City as possible.

RCS Policy 15.6: Increase asphalt recycling and the use of recycled asphalt and cement in the new development, rehabilitation, or reconstruction of public facilities.

RCS Policy 15.7: Encourage the community to produce less waste by reducing, reusing, and recycling, including encouraging individual onsite composting through the use of public education programs and City demonstration projects.

THE RESOURCE CONSERVATION AND SUSTAINABILITY PLAN

As Vista is nearly built out, the majority of new development proposed will involve infill and redevelopment of existing sites. Although this is a more sustainable pattern of growth that will have less of an impact on natural resources, air quality, or the supply of water and energy than greenfield development, the City recognizes that an expected increase in population will result in a corresponding increased demand for or impact on valuable resources. The Resource Conservation and Sustainability Plan (Plan) reflects the City's commitment to promote sustainable and efficient use and management of natural resources to reduce the use of non-renewable resources, reduce GHG emissions, conserve water, and improve the overall quality of the environment. The City is also committed to preserving and protecting the other valuable resources that make it special and unique, including biological, open space, parks and recreation, and cultural resources.

The City recognizes that local decisions alone cannot solve regional, state, national, or even worldwide issues, such as air pollution, drought conditions, or global climate change. Therefore, the Plan also demonstrates Vista's intent to work cooperatively with other agencies and community partners in their goals and responsibilities to manage resources responsibly, efficiently, and in a sustainable manner.

The Plan provides a brief overview of information and key issues related to the topics addressed in the Goals and Policies section of this element. In addition, the Plan includes figures that augment the policies and guide City actions and decision-making. The Plan has been organized to follow the structure of the Goals and Policies section. Additional information regarding the topics addressed in this element can be found in the Background Report.

AIR QUALITY

Air quality is characterized by the degree to which undesirable amounts of particulate or gaseous substances exist in the air and the impact they have on the health and welfare of the public. Vista is within the San Diego Air Basin (Basin), a single air pollution control district that consists of San Diego County. The SDAPCD and SANDAG are responsible for developing and implementing the clean air plan for attainment and maintenance of ambient air quality standards in the Basin. The San Diego County Regional Air Quality Strategy (RAQS) was initially adopted in 1991 and is updated every three years, most recently in 2009. The RAQS outlines those SDAPCD plans and control measures that are designed to attain the air quality standards for nonattainment criteria pollutants. The Basin is currently designated as nonattainment for the

Resource Conservation and Sustainability Element

one-hour California Ambient Air Quality Standards (CAAQS) for ozone (O_3); the eight-hour National Ambient Air Quality Standards (NAAQS) and CAAQS for O_3 ; and the CAAQS for both PM_{10} and $PM_{2.5}$ (particulate matter of varying size; SDAPCD 2008).

The climate in the Basin is controlled largely by the strength and position of the subtropical high-pressure cell over the Pacific Ocean. Areas within 15 miles of the coast, which include Vista, experience generally moderate temperatures and comfortable humidity, with a few storms during the winter months. The atmospheric conditions of the Basin create subsidence inversions during the summer months and radiation inversions during the winter months, which contribute to the region's air quality problems. Air pollution levels in the Basin are exacerbated when polluted air from the South Coast Air Basin, particularly Los Angeles, travels southwest over the ocean at night and is brought onshore into the Basin by the sea breeze during the day. Smog transported from Los Angeles is a key factor on more than 50 percent of the days San Diego exceeds clean air standards.

Although local air quality conditions are affected by atmospheric conditions and sources outside the immediate area, local sources contribute to the quality of air in the City. Recent air pollution studies indicate that residents living close to freeways and areas of high traffic counts (over 100,000 vehicles per day in urban areas) and the associated traffic emissions, such as carbon monoxide (CO), ultra-fine particulates, and black carbon (soot), may be subject to adverse health effects beyond those associated with regional air pollution in urban areas (CARB 2000, 2005; Wilhelm et al. 2003; Kim et al. 2004; Zhu et al. 2002). Exhaust and road dust from traffic on SR-78, which generates an average daily traffic volume of 144,000 vehicles (Caltrans 2007) is the largest source of air pollution in Vista. Stationary sources of pollution generated by those living and working within the City include fugitive dust from construction activity, grading, and erosion from unvegetated and unpaved areas; and chemicals from local businesses, such as automobile repair businesses, dry cleaners, and others that use chemicals such as combustion emissions from other motor vehicles, manufacturing, power plants, and other large emitters.

Some people are particularly sensitive to certain pollutants, including those with respiratory illnesses or impaired lung function because of other illnesses, the elderly, and children. Facilities and structures where these people live or spend considerable amounts of time are known as sensitive receptors. Chapter 4 of the *SCAQMD Air Quality Analysis Guidance Handbook* (South Coast Air Quality Management District 1993) defines land uses considered to be sensitive receptors as long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

The goals and policies listed above 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 emissions of air pollutants through various programs to reduce health risks to the community. They are also intended to assist the City and region to meet ambient air quality standards set by the U.S. Environmental Protection Agency (EPA) and the CARB.

Vehicles are the largest source of air pollution and GHG emissions in the City and State. Development patterns have an impact on the degree to which people must use passenger vehicles to carry out the activities in their daily lives, such as shopping, running other errands, going to entertainment venues, and getting to and from work. Policies and programs that foster sustainable, compact, multi-modal oriented development can reduce the need for vehicles, which in turn can improve air quality and reduce GHG emissions. Although Vista is nearly built out, the City will encourage new development to incorporate sustainable development principles when properties are recycled and when infill development is constructed.

As a city within the Basin, Vista will coordinate and cooperate with other local, regional, and state agencies to improve air quality at the local and regional level to reduce the associated health and environmental risks to Vista and other Basin residents, including those sensitive to air pollution. These efforts will include monitoring and implementing legislation and regulations regarding air quality, developing and implementing effective mitigation measures to improve air quality that do not unduly impact businesses and employers, and monitoring air quality impacts of the local freeways on sensitive receptors. The City also will undertake communication, outreach, and education programs to increase the public's awareness of air quality issues and how their actions can affect air quality. The air quality goals and policies also support the goal of reducing GHG emissions pursuant to recent State legislation (discussed in more detail below).

CLIMATE CHANGE/GLOBAL WARMING

The temperature on Earth is regulated by a system commonly known as the greenhouse effect, which is responsible for providing temperature and climate that support life. "Global warming," simply defined, is the increase in the average surface temperature of the earth. Global warming is thought to be the result of an enhanced greenhouse effect, which is an increase in the concentration of GHGs in the atmosphere that results in an increase in the amount of heat-reflecting potential of the atmosphere, leading to an increase in the planet's average temperature and a change in climate. GHGs are both naturally occurring and anthropogenic (human-made). Human-produced GHGs are considered by many scientists to be responsible for artificially increasing the greenhouse effect and contributing to changes in local and global climate patterns. These GHGs include carbon dioxide (CO₂), methane (CH₄),¹⁷ near-surface ozone (O₃), nitrous oxide (N₂O), and chlorofluorocarbons (CFCs). Common sources of human-produced GHGs include burning fossil fuels (especially coal and petroleum) for transportation, electricity, heating, and deforestation. In California, the transportation sector is the largest contributor to GHG emissions (38 percent), followed by production of electricity (23 percent), industry (20 percent), and commercial and residential uses (9 percent) (CARB Greenhouse Gas Inventory 2009).

The State of California considers GHG emissions and the impacts of global warming to be serious threats to the public health, environment, economic well-being, and natural resources of California, and has taken an

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aggressive stance to address climate change through the adoption of legislation and policies, the most relevant of which are summarized below.

- **Executive Order S-3-05**, signed by the Governor in 2005, establishes statewide GHG emission reduction targets as follows: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; and by 2050, reduce GHG emissions to 80 percent below 1990 levels.
- **AB 32**, known as the Global Warming Solutions Act of 2006, requires that the State's GHG emissions be reduced to 1990 levels by the year 2020. This is roughly equivalent to the reduction in emissions to a level 15 percent below current levels.
- **SB 97** (2007) requires the Office of Planning and Research (OPR) to prepare guidelines to submit to the California Resources Agency regarding feasible mitigation of GHGs or the effects of GHG emissions as required by CEQA.
- **SB 375** (2008) calls for coordinated land use and transportation planning as a means to address climate change by adding consideration of GHG emissions and linking regional transportation plans (RTPs) to infill development and housing.

There are many plans, regulations, rules, and other actions that have been or are in the process of being developed at the State and regional levels to implement California's global warming/climate change legislation. While the largest potential GHG emissions reductions are dependent on State actions, local governments also will play a role in GHG reduction strategies and will be required to take actions to meet the mandatory reduction goals. The *Climate Change Scoping Plan* (December 2008), prepared by CARB pursuant to AB 32, notes that in some cases, local governments have exclusive authority over emission sources through their processes, policies, and ordinances.

The City will support and implement policies, plans, programs, activities, and regulations to reduce GHG emissions to 1990 levels, pursuant to AB 32, and will encourage local employers and businesses to do the same. In addition to the goals and policies described in the air quality section above, these efforts include preparing and implementing a Climate Action Plan 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

Vista is located within two hydrologic units – the San Luis Rey and Carlsbad Hydrologic Units (HUs) – each of which contains creeks, rivers, and other water bodies. These HUs are subdivided into hydrologic areas (HAs). The San Luis Rey HU (903) is one true watershed draining to the Pacific Ocean, while the Carlsbad HU (904) is comprised of six hydrologic



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areas or separate watersheds. The City is comprised of basins that drain to the San Luis Rey HU and to four of the HAs in the Carlsbad HU including: Loma Alta, Buena Vista, Agua Hedionda, and San Marcos. (see Figure RCS-1) Several streams traverse Vista, including Loma Alta Creek, Buena Vista Creek, Buena Creek, and Agua Hedionda Creek. These Creeks drain to coastal estuaries including Loma Alta Slough, Buena Vista Lagoon, Agua Hedionda Lagoon, and Batiquitos Lagoon, all ultimately discharging to the Pacific Ocean.

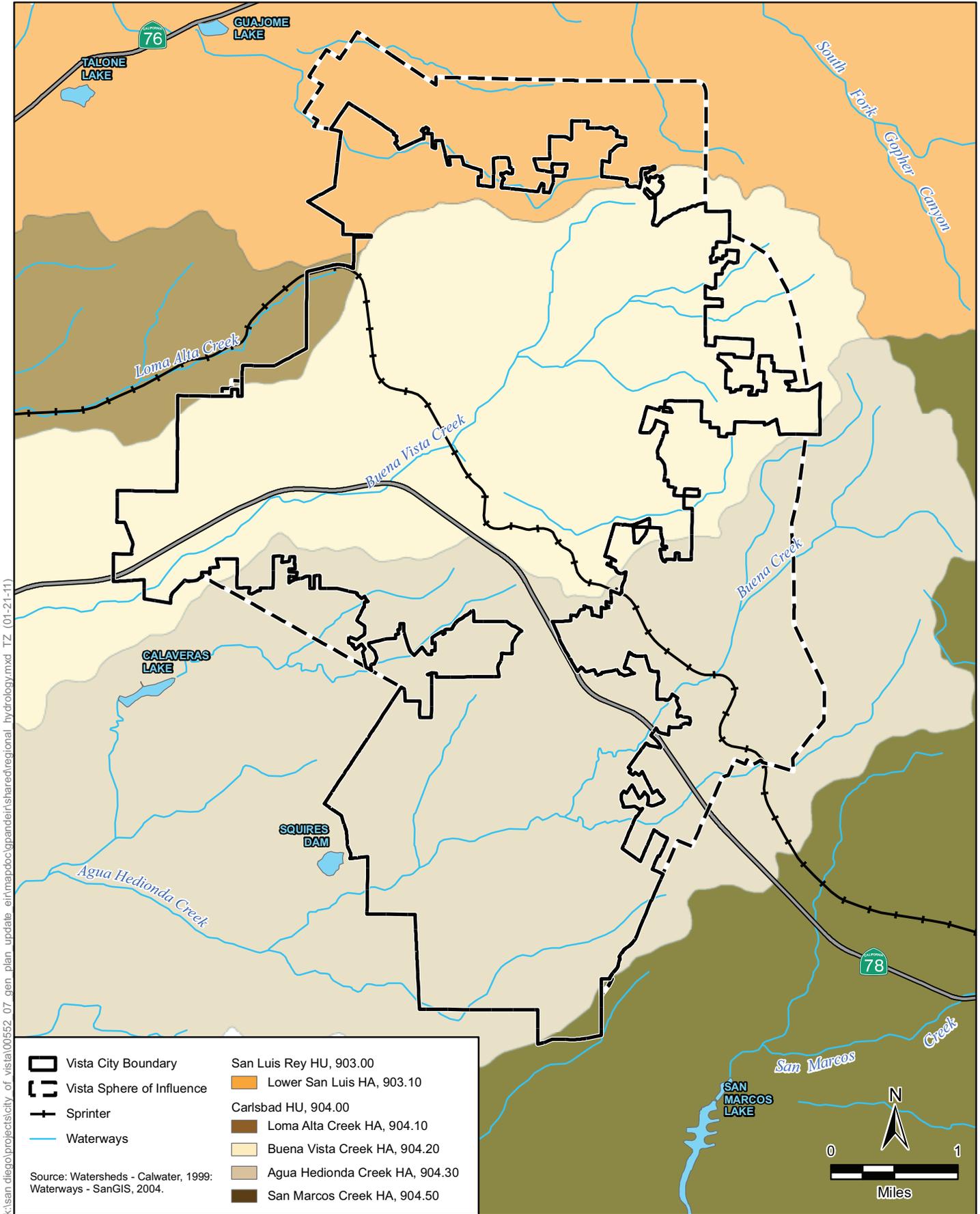
Beneficial uses are defined as the uses of water necessary for the survival or well being of man, plants, and wildlife. These uses of water serve to promote the tangible and intangible economic, social, and environmental goals of mankind. (Water Quality Control Plan for the San Diego Basin, 1994).

Beneficial uses of the inland surface waters in the City's watersheds include: municipal and domestic supply (MUN), agricultural supply (AGR), industrial service supply (IND), hydropower generation (POW) (San Luis Rey only), contact water recreation (REC-1), non-contact water recreation (REC-2), preservation of biological habitats of special significance (BIOL), warm freshwater habitat (WARM), cold freshwater habitat (COLD) (San Luis Rey only), wildlife habitat (WILD), and rare, threatened, or endangered species (RARE).

Beneficial uses of the coastal waters in the City's watersheds include: contact water recreation (REC-1), non-contact water recreation (REC-2), commercial and sport fishing (COMM) (Agua Hedionda Lagoon only), preservation of biological habitats of special significance (BIOL), estuarine habitat (EST), wildlife habitat (WILD), rare, threatened, or endangered species (RARE), marine habitat (MAR), aquaculture (AQUA) (Agua Hedionda Lagoon only), migration of aquatic organisms (MIGR), spawning, reproduction, and/or early development (SPWN), shellfish harvesting (SHELL) (Agua Hedionda Lagoon only), and warm freshwater habitat (WARM) (Buena Vista Lagoon only). Definitions of these beneficial uses and details regarding their application to Vista's watersheds are located in the most recent version of the Water Quality Control Plan for the San Diego Basin.

Every few years, the State Water Resources Control Board (SWRCB) updates its list of impaired water bodies, those that are not meeting the designated beneficial uses. These are designated as 303(d) listed waters under the Clean Water Act. Local 303(d) listed impairments were approved most recently by EPA and the SWRCB in 2010. These impairments are listed by watershed below:

- San Luis Rey Hydrologic Unit (903): chloride, total dissolved solids, total nitrogen, phosphorus, total coliform, fecal coliform, enterococcus, toxicity, eutrophication
- Loma Alta Hydrologic Area (904.1): selenium, toxicity, indicator bacteria, eutrophication
- Buena Vista Hydrologic Area (904.2): selenium, sediment toxicity, indicator bacteria, nutrients, sedimentation/siltation
- Agua Hedionda Hydrologic Area (904.3): fecal coliform, enterococcus, manganese, phosphorus, selenium, total dissolved solids, total nitrogen, toxicity
- San Marcos Hydrologic Area (904.5): DDE, phosphorus, sediment toxicity, selenium



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**Figure RCS-1
Regional Hydrology**

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More details regarding the 303(d) listings can be found on the State Water Resources Control Board Website at www.swrcb.gov.

The City recognizes the interconnectedness of water quality including surface, storm, and wastewater management; water supply; and natural resources. Understanding the relationships between these various water resources allows the City to operate efficiently and effectively when managing these resources, leveraging programs and efforts where possible and solving problems with a holistic approach. Because of this recognition, the water programs within the organization work closely together to achieve better management of these resources. Concurrently, the programs also work closely with other resource related organizations within the watersheds.

The City continues efforts to improve the water quality of the watersheds of which it is a part. Urban runoff and stormwater have been shown to contribute to the degradation of surface water quality in our watersheds. This degradation has led to many of the beneficial uses within the watersheds not being fully attained. In examining the beneficial uses and the impairments in the waterbodies within Vista's watersheds, the City has prioritized its pollution concerns within each hydrologic area. In general, the priority pollutants in the City are bacteria, sediment, and nutrients.

Urban runoff may be generated from many sources during dry weather including over-irrigation, washing surfaces, sanitary sewer overflows, illegal dumping, etc. Stormwater runoff, during rain events, becomes polluted when it picks up contaminants from a variety of sources such as: motor oil, gasoline, and heavy metals from streets, trash, and fertilizers and pesticides from lawns, parks, and golf courses, sediment from unprotected lands, and pet waste.

Many simple and cost-effective techniques can be applied to various sites and land uses to reduce urban runoff and manage stormwater. One stormwater management strategy is 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. Depending on the LID techniques chosen, sites can reduce the impacts of bacteria, sediment, and nutrients on downstream receiving waters. Examples of LID techniques include, but are not limited to:

- Using bioretention areas and bioswales in landscaped areas;
- Decreasing impervious surface and installing permeable paving material;
- Using rain barrels, cisterns, and other rain collection systems;
- Planting street trees and connecting them with vegetated filter strips; and
- Installing vegetative roof systems.

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The versatility of LID techniques makes them appropriate for single-family, multi-family, commercial, and industrial development, and they can be applied in new development or remodels and redevelopment. The City will encourage the use of LID techniques through public outreach and education, and will add design guidelines and/or development standards to encourage or require the use of LID techniques in new or redeveloped projects in accordance with regional standards. The City also will apply LID techniques in its own public projects, such as medians, trails, parkways, street improvements, landscaping, and parks; and will publicize and promote them as demonstration projects for the community. An example that illustrates the City's strategy in managing its water resources is the development and implementation of the Agua Hedionda Watershed Management Plan. With signs of degradation evident throughout the Agua Hedionda Hydrologic Area (904.3), the local stakeholders have prepared the Agua Hedionda Watershed Management Plan (WMP) to "Preserve, restore and enhance the watershed's natural functions and features." Development of the plan was a stakeholder driven, collaborative process which included support from the cities, non-governmental organizations, and regulatory agencies within the watershed. The WMP was completed in 2008 and adopted by the City of Vista in the spring of 2009.

The Agua Hedionda WMP provides a comprehensive, scientifically-based plan for preserving, restoring, and enhancing watershed functions and minimizing future degradation. The WMP recommends management actions to address priority issues, build upon current efforts, and resolve existing management gaps. Recommended management actions include: New Development and Redevelopment Site Management, Preservation and Restoration Measures, Stormwater Best Management Practice (BMP) Retrofitting, Monitoring, and Outreach.

By addressing the goals and objectives of the plan, stakeholders will work toward preserving, restoring, and enhancing the Agua Hedionda Watershed's natural functions and features. Each of these actions will further efforts towards a healthy watershed that provides habitat, water cleansing, and aesthetic benefits that can be managed to promote quality local communities.

According to the California Department of Water Resources, the City is not located within a groundwater basin; however, the San Marcos Area basin and San Luis Rey basin are located southeast and northeast of Vista, respectively, and the quality of surface water that flows through Vista may have an impact upon groundwater in the nearby basins.

Drinking water within Vista is provided by the Vista Irrigation District (VID). VID receives water from a variety of sources to supply its customers, including imported water from the San Diego County Water Authority (CWA) and local water from its Lake Henshaw facilities. Although most of CWA's water supply is from the Metropolitan Water District (MWD), CWA is pursuing projects to diversify its supplies. VID's Urban Water Management Plan, updated in December 2010, describes and evaluates estimated water needs of its service area, use of recycled water, and conservation activities.

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The State is experiencing a multi-year drought, and the Colorado River Basin, which is an important source of water for California, is experiencing nearly a decade of drought conditions. Due to this situation, on June 4, 2008, the Governor issued Executive Order S-06-08 proclaiming that California is in a condition of statewide drought. He issued orders for the Department of Water Resources to take immediate action to address the drought conditions and water limitations that currently exist in California, and called upon local water agencies and districts to implement measures to conserve water.

The City will undertake 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 coordinated with VID to update its Urban Water Management Plan in 2010, 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 will be required to make maximum use of water conservation techniques.

BIOLOGICAL RESOURCES

Vista is primarily a built-out community, and only a few areas of natural habitat remain within the City. Figure RCS-2 shows the distribution of the 17 vegetation/habitat types that occur within Vista. Of the 17 vegetation/habitat types, 12 are considered natural and naturalized, and comprise the focal vegetation communities to be conserved within the City.

The most extensive natural vegetation communities in the City are the riparian habitats and other wetlands, which are concentrated along major waterways and natural drainages, such as Buena Vista, Agua Hedionda, and Buena Creeks. Diegan Coastal Sage Scrub, which comprises the second-most abundant habitat in Vista, is found mostly in the southern portion of the City, including areas in and around Dawson Los Monos Canyon Reserve, La Mirada Canyon, and Green Oak Ranch. Diegan Coastal Sage Scrub is considered a sensitive habitat and is given the highest inventory priority by the California Natural Diversity Database (CNDDDB). The CNDDDB is a program that inventories the status and locations of rare plants and animals in California. A CNDDDB list of special-status plant and wildlife species was reviewed for the General Plan Update and revealed that many species are known to occur or have a reasonable probability of occurring in or near Vista.

Another substantial open space area with plant communities and habitat occurs in Guajome Regional Park at the northwest corner of Vista; other smaller areas of natural habitat are scattered throughout the City. Many of the larger natural habitat areas make up part of a regional core area, habitat linkages, and/or wildlife movement corridors that extend beyond the City limits into neighboring jurisdictions, including Carlsbad and San Marcos, and support significant natural habitats and sensitive species within the region.

Resource Conservation and Sustainability Element

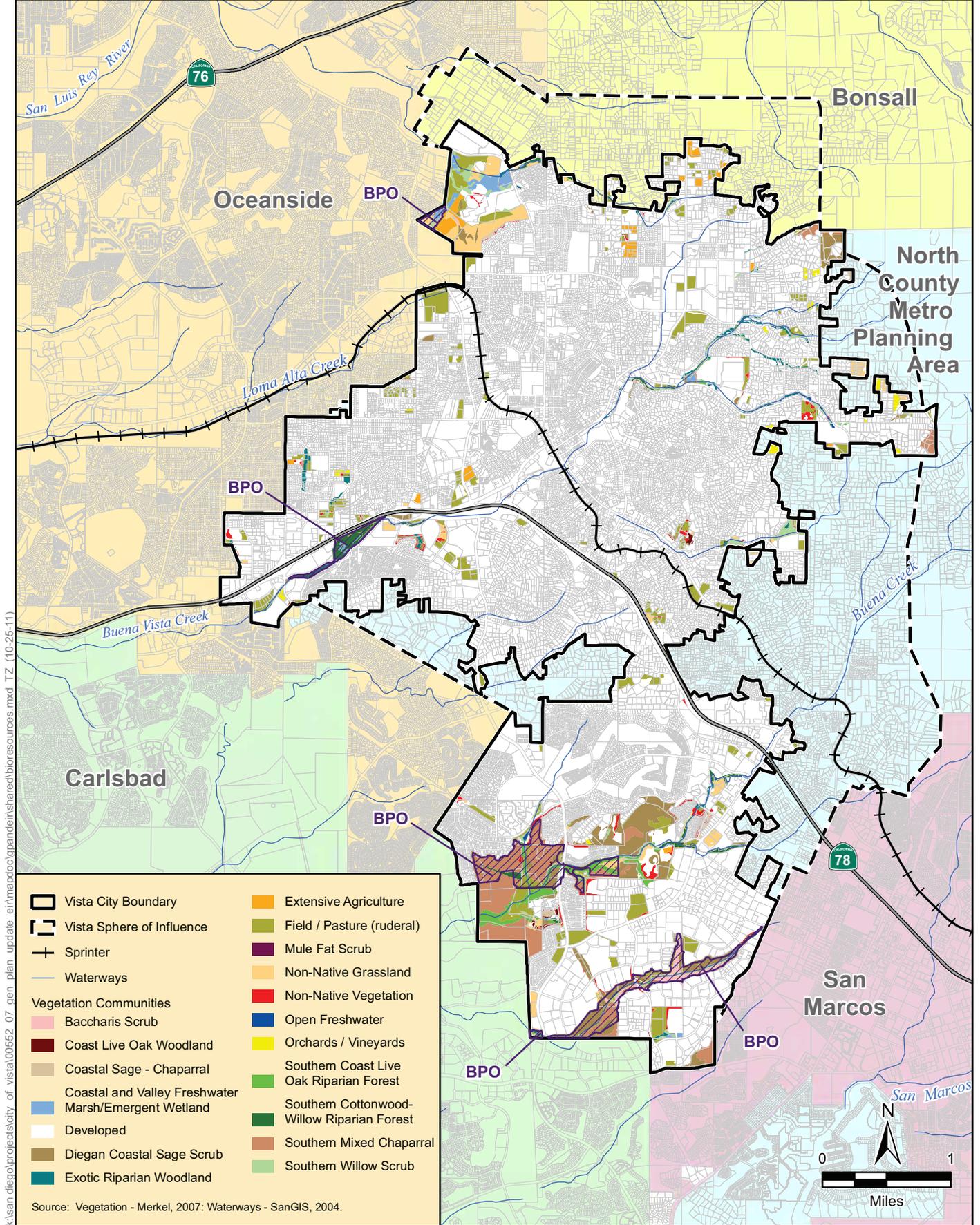
The City is part of the North County MHCP, which was adopted by the SANDAG Board of Directors in 2003. The MHCP is a comprehensive conservation planning process developed to identify and protect critical habitats for a wide range of plant and animal species within a 20,000-acre preserve system in North San Diego County. The North County MHCP, which encompasses the cities of Vista, Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, and Solana Beach, is coordinated through SANDAG and is one of the four subregional habitat conservation planning programs in the region. This program will, in conjunction with the others, contribute to a coordinated preserve system for the San Diego region and Southern California. The preservation areas also will serve as a key component of the region's smart growth efforts by directing forecasted growth into appropriate areas for development. The intent is to assemble a regional habitat preservation system that will be created through conservation of lands already in public ownership, contributions from private development through development regulations and mitigation of impacts, and acquisition of private lands from willing sellers by public entities. Once the preserve is assembled, restoration and ongoing management and monitoring will be required to ensure the land is conserved in perpetuity. To support the overall ecosystem preserve of the MHCP, each city is responsible for developing a subarea plan that identifies the sensitive habitat areas within its boundaries and includes policies for their conservation and ongoing management. The City is preparing its draft Subarea Plan and will work toward its adoption.



La Mirada Canyon

A key to protecting biological resources is to preserve the open spaces in which they exist. 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. Figures RSC-2 and RSC-3 show the outline of the areas included in Vista's BPO.

The goals and policies above describe the measures the City will take to preserve and enhance these important and sensitive biological resources, including the BPO. They provide for continued efforts to limit land use and recreational use incompatibilities, and establish long-term maintenance and management standards. The goals and policies also support both the North County MHCP and the City'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.



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**Figure RCS-2
Biological Resources**

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OPEN SPACE

Approximately 616 acres or 6 percent of the land area in Vista is designated Open Space (OS) on the Land Use Map. Open space is critical for the conservation and management of natural resources. Retaining open space in its natural state provides many benefits to the community, such as:

- supporting endangered and special-status and other plant and wildlife species;
- providing habitat and refuge for wildlife in urban areas and linkages to regional habitats and wildlife corridors;
- providing passive recreational opportunities;
- enhancing water quality and groundwater recharge;
- providing natural systems that absorb and store CO₂ from the atmosphere to help mitigate GHG emissions;
- providing educational opportunities; and
- protecting scenic resources.

The management of open space is also crucial for promoting public health and safety by reducing flooding and diverting development from areas of unstable soil and other geologic hazards; these issues are addressed in greater detail in the Public Safety, Facilities, and Services Element. Open space also can include agricultural land and land used for orchards and vineyard. However, in developed cities such as Vista, where agricultural enterprises are small-scale, scattered, and surrounded by other land uses, it is appropriate to promote the retention of agricultural uses through land use designations that allow these uses, rather than designating the land as open space.

Open space areas in Vista are primarily found along creek corridors and between planned residential developments as buffers. Major areas of open space include Dawson Los Monos Canyon Reserve, which is owned by the Regents of the University of California; La Mirada Canyon, which is an open space amenity that also serves as a utility easement within the Vista Business Park and is largely owned by the City of Vista; and a portion of the Vista Parks Park that will remain undeveloped due to the presence of wetlands. The locations of land designated OS on the Land Use Map are shown on Figure RCS-3. Table RCS-1 describes the two largest areas, Dawson Los Monos Canyon Reserve



Dawson Los Monos Canyon Reserve

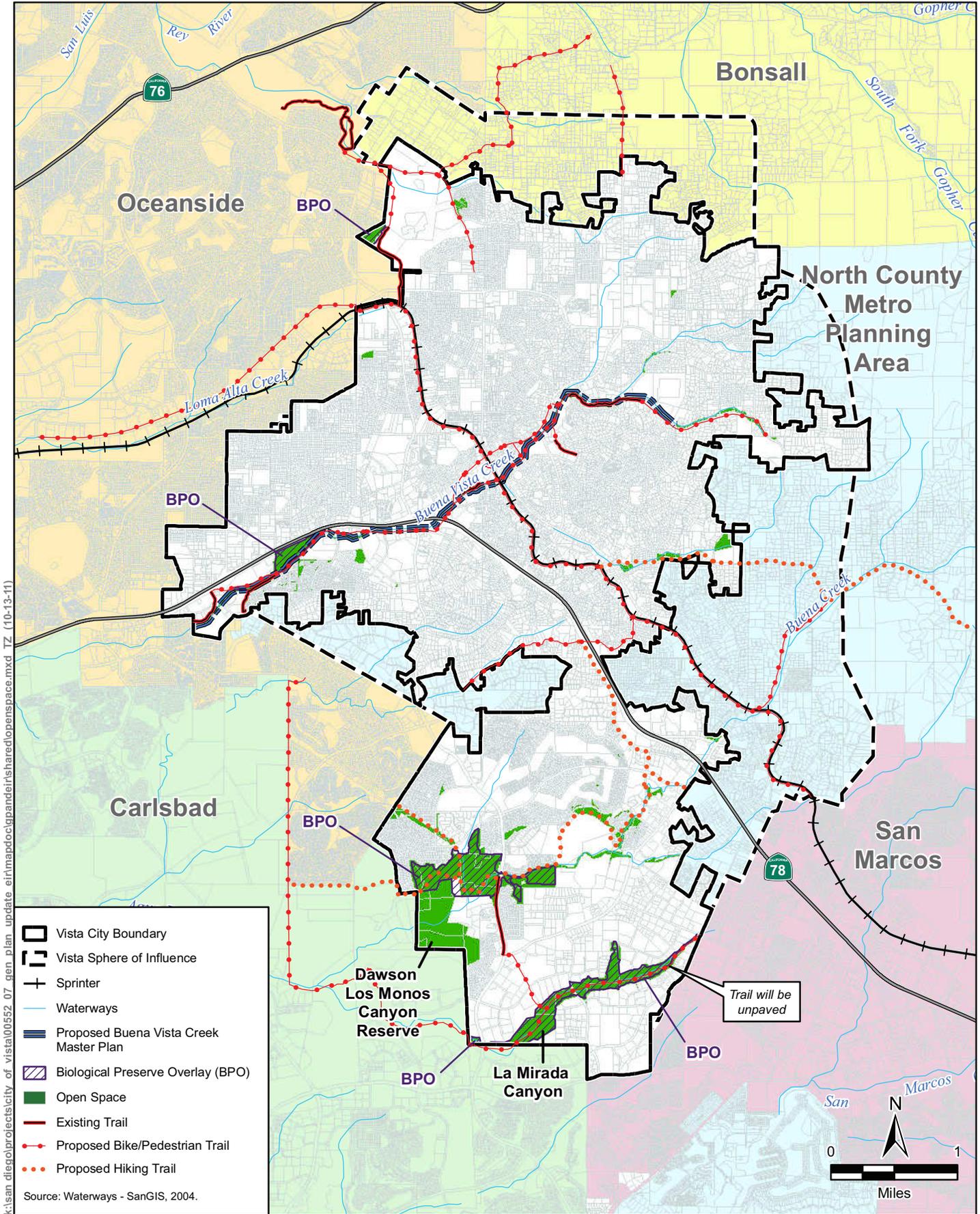
Resource Conservation and Sustainability Element

and La Mirada Canyon, both of which are publically owned, and summarizes 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 that are 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 will be protected and enhanced through development and implementation of a master plan for Buena Vista Creek, which has been identified as an Opportunity Area in the Land Use and Community Identity Element. Figure RCS-3 also shows the location of the proposed master plan for Buena Vista Creek.

It is important to note that several parks within the City also provide open space that contributes to resource conservation, such as Guajome Park, which includes riparian areas, a spring-fed lake, a marsh, and chaparral in drier areas, and Buena Vista Park. Although these parks may contribute to resource conservation, they are designated Parks and Recreation (PR) on the Land Use Map because recreation is their primary use. Conversely, many areas that are designated OS may allow limited passive recreational uses, and hiking and bicycling trails.

The Biological Preserve Overlay (BPO) designates lands the City of Vista has dedicated to the permanent conservation of biological resources. Refer to the discussion found in the Biological Resources section of this element for a detailed discussion of the BPO and see Figures RCS-2 and RCS-3 for a map of the areas included in the BPO.

In addition to land designated OS and PR, several residential land use designations encourage the preservation of open space and resource conservation and promote the protection of safety-related open space on private property. The intent of the Open Space Residential (OSR) designation is to preserve and maintain the integrity of the hillside topography of Vista, preserve the rural character of the area, and allow animal husbandry and other agricultural uses under the guidance of conditions established in the zoning ordinance. The Rural Residential (RR) land use category is intended to enhance and preserve the rural atmosphere in certain areas of Vista by lessening negative impacts on environmental, geologic, and hydrologic land features, and protecting the integrity of Vista's hillside areas with a minimum disturbance of the property's natural topography and native landscape features.



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Figure RCS-3
Open Space Plan

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TABLE RCS-1. OPEN SPACE CONSERVATION AREAS

| Open Space Area | Description | Acres in Vista |
|-----------------------------------|---|----------------|
| Dawson Los Monos Canyon Reserve | The Dawson Los Monos Canyon Reserve is a 234-acre habitat area within the cities of Vista and Carlsbad, which is owned by the Regents of the University of California and administered by UCSD. The 163-acre portion of the Reserve that is located in Vista is adjacent to Agua Hedionda Creek and contains habitats such as southern riparian woodland, coast live oak woodland, inland sage scrub, mixed and chamise chaparral, and mixed grassland of native bunchgrasses and introduced annuals. One of the primary functions of the reserve is to protect one of Southern California's only perennial streams, the Agua Hedionda Creek, in addition to the native upland and riparian habitats that occur along the southwestern portion of the City. | 163.0 |
| La Mirada Canyon | This property is located in the South Vista Business Park area. The majority is owned and managed by the City. La Mirada Canyon serves as a southern tributary to the Agua Hedionda Creek Watershed and contains a substantial amount of open space and natural habitat. | 113.0 |
| Buena Vista Park | Buena Vista Park is a unique community park in Vista as it contains both areas for active use and areas intended for the permanent conservation of natural resources. Of the 150 acres, approximately 30.6 acres are dedicated to active use, and the remaining 119.4 is dedicated to open space and trails. | 119.4 |
| Biological Preserve Overlay (BPO) | The primary purpose of the BPO is the conservation of biological resources. The BPO has been identified in order to limit land uses to only limited passive recreational uses where protection of those resources is ensured, or those uses are required to protect the public health and safety. The BPO applies to a total of 296.2 acres, and includes portions of Buena Vista Park, La Mirada Canyon, and Dawson Los Monos Canyon Reserve. | -- |
| Other open spaces | Other properties that are designated as open space include City-owned or deed-restricted areas and/or buffers located along waterways and other sensitive habitat areas within developed spaces to restrict future development, such as 10.5 acres of wetlands in Vista Sports Park. | 220.7 |
| TOTAL | | 616.1 |

Much of the land that is designated OS, PR, OSR, and RR also corresponds to property that is located in the fire hazard severity zones in the City (see Figure PSFS-6 and discussion in the Public Safety, Facilities, and Services Element for more information). These designations serve to minimize risk to persons from wildfires by limiting the exposed population and the intensity of high-value property.

The City is committed to continue to preserve its existing open space and increase it as practicable. The goals and policies above describe the measures the City will take to acquire, preserve, or otherwise protect significant open spaces. A variety of methods will be used to accomplish this, including the development

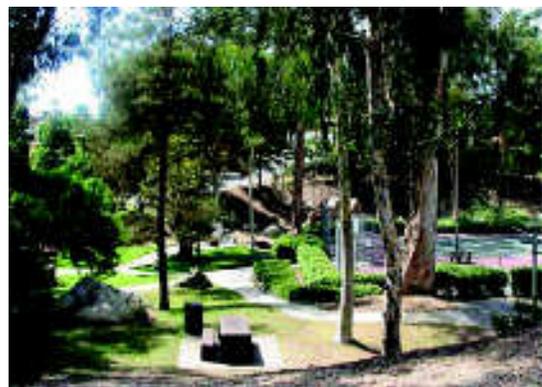
review process, collaboration with other agencies and environmental groups, and acquisition of open space if funding is available and the seller is willing.

PARKS AND RECREATION

Vista's parks and recreational assets are highly valued by its residents as important contributors to the community's quality of life. These assets promote physical and emotional health, individual character development, social relationships, economic value, skills and widening interests, community connections and stability, and community character. This section provides an overview of Vista's existing parkland and recreational facilities, discusses existing and future needs, and highlights key goals and policies to achieve the community's vision regarding these significant resources.

Existing Parks and Recreational Facilities

Table RCS-2 describes the City- and County- owned parks in Vista as of 2010, and summarizes each park's amenities and acreage. The parks are organized by type: regional, community, neighborhood, and special recreational/resource area. (The classification system and standards for each type of park are described in the following section.) The Recreation and Community Services Department offers diverse recreational programs at each City-owned park depending upon the size of the park and the type of facilities. The City's Parks and Recreation Commission advises the City Council and the Director of Parks and Community Services on decisions pertaining to parks, recreation, and open space issues. The Commission also aids in the coordination of public agencies and civic organizations as it relates to parks and recreation planning and programming.



Active and Passive Recreation

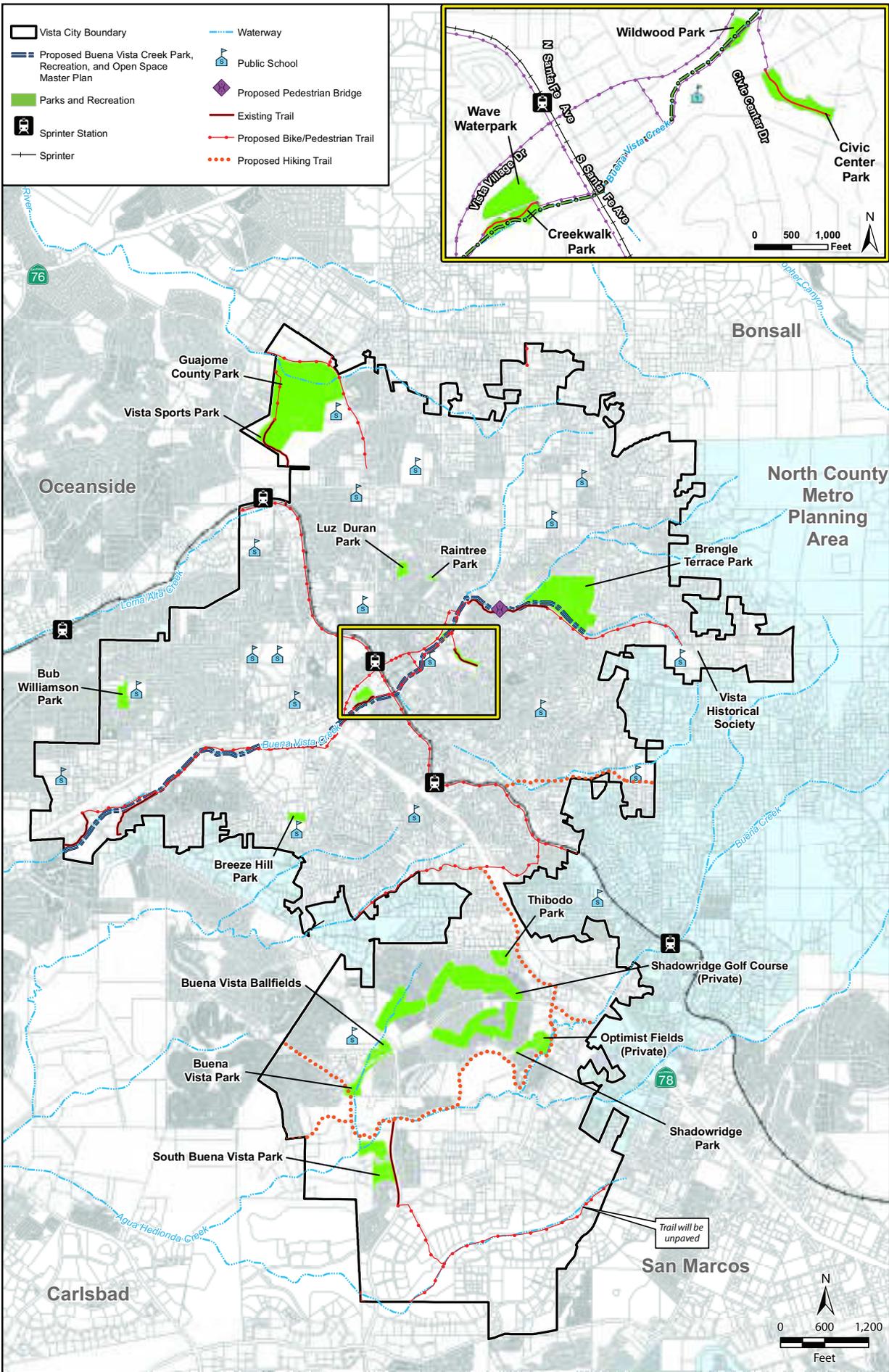
TABLE RCS-2. PUBLICLY OWNED PARKS AND RECREATIONAL FACILITIES

| Parks and Recreation | Description / Amenities | Acres in Vista |
|---------------------------|--|----------------|
| Regional Parks | | |
| Guajome City Park | Part of a 557-acre regional park that provides preserved open space, active trails, campsites, and regional historic significance; the Rancho Guajome Adobe Ranch House and the Antique Gas and Steam Engine Museum. | 140.0 |
| Community Parks | | |
| Brengele Terrace Park | Group picnic areas, play apparatus, the Moonlight Amphitheatre, community recreation center including gymnasium, two lighted softball fields, lighted tennis courts, two lighted outdoor basketball courts, large passive areas and park maintenance facility, four bocce ball courts, a sand volleyball court, and a senior citizen center. | 82.4 |
| Buena Vista Park | One lighted baseball field, two lighted softball fields, a recreation building that contains restrooms, a concession stand and a meeting room, a two-acre lake, picnic facilities, open space, and trails. Approximately 30.6 acres are developed. The majority of the undeveloped portion of Buena Vista Park lies within the BPO, designated as Open Space (119.4 acres). | 30.6 |
| Vista Sports Park | Two lighted synthetic turf soccer/football fields, two multi-purpose ball fields, one pony/colt field, a concession stand, a future recreation center and gymnasium, play apparatus, a group picnic area, trail, and maintenance area. The Sports Park is developed on 24.3 acres of the 34.8-acre site. (The remainder, which is mostly wetlands, will be left as undeveloped and is designated Open Space. This area is within the BPO.) | 24.3 |
| Total: | | 137.3 |
| Neighborhood Parks | | |
| Breeze Hill Park | Two lighted softball fields, play apparatus, restrooms, and a concession stand. | 4.5 |
| Bub Williamson Park | Two youth ball fields, restrooms, concession stand, and an open passive area along creek. | 9.0 |
| Civic Center Park | Passive park with walking trails that connect the library, civic center, and Rancho Buena Vista Adobe. | 4.1 |
| Luz Duran Park | Soccer fields, picnic tables, tot lot, and restrooms. | 4.4 |
| Shadowridge Park | Two youth playgrounds, picnic shelter, restrooms, a half-court basketball court, and an open play field. | 7.3 |

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| Parks and Recreation | Description / Amenities | Acres in Vista |
|---|---|----------------|
| Raintree Park | Synthetic turf soccer area, handball courts, tot lot, and restrooms. | 1.0 |
| South Buena Vista Park | Play apparatus, picnic areas, and a half-court basketball court. Also an off-leash dog park. The park serves as a trail head for Buena Vista Park. | 14.2 |
| Thibodo Park | Two lighted tennis courts, one lighted basketball court, play apparatus, picnic area, restrooms, hiking trail, and Thibodo Community Center. Approximately six acres are developed. | 8.7 |
| Wildwood Park | Picnic areas, play apparatus, and restrooms. Provides parking and access point for Rancho Buena Vista Adobe. | 1.8 |
| Total: | | 55.0 |
| Special Recreational/Resource Areas (City-Owned) | | |
| Creek Walk Park | Naturalized creek, walkways, and an outdoor amphitheatre. | 2.9 |
| Wave Waterpark | Family waterpark that includes the "Flow Rider" body board attraction, four water slides, a crazy river, swimming pool, children's water playground, island bandstand, locker rooms, and concessions. | 4.8 |
| Total: | | 7.7 |
| Total City-Owned Property Designated Parks and Recreation: | | 340.0 |

In addition to 340 acres of publicly owned parks and facilities, there are 157.1 acres of other property and facilities not owned or maintained by the City but that provide recreational opportunities for the community, for a total of 497.1 acres of public and private parkland and recreational resources. The City has entered into a joint-use agreement with various schools, allowing public access to more than 108 acres of school recreational facilities, play fields, hard court areas, and other recreational amenities during non-school hours. Other privately owned recreational resources include the Optimist Fields and Buena Vista Ball Fields, which provide lighted ball fields and other recreational and open space amenities, and the Shadowridge Golf Course. While this acreage does not contribute to the City's overall parkland acreage, it benefits the community by expanding the variety and location of playgrounds, ball fields, and other recreational amenities that are available to Vista's residents. Buena Vista Park differs from Vista's other Community Parks. A portion of Buena Vista Park is dedicated to active uses, and a much larger portion is designated as Open Space and covered by the Biological Preserve Overlay (BPO). This area is dedicated to the permanent conservation of biological resources. Figure RCS-4 depicts the location of the parks and recreational facilities in Vista, including all of the City- and County-owned parks, and other privately owned properties that are designated PR on the Land Use Map and serve a recreational purpose.



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Figure RCS-4
Parks and Recreation Plan

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Parks and Recreation Needs

In order to provide parks and recreational facilities to serve the citizens' needs and to effectively implement the recreational goals and policies in this element, the City established a classification and standards system that is based on the NRPA guidelines, but which has been tailored according to Vista's needs and developmental constraints. The City uses this system to describe parks according to the services they provide, based on the present and projected needs of the population; evaluate parkland and recreational facility needs; and guide the development, enhancement, and expansion of its parks and recreation program, including decisions regarding property acquisition.

The City requires dedication of land and/or collects fees in lieu of parkland dedication for park or recreational purposes as a condition of approval of residential subdivisions through the Quimby Act. The City also collects development impact fees under the Mitigation Act for maintenance of existing parks and facilities. In 2006, City voters passed Proposition L, the Vista Vital Public Services Restoration and Protection Measure, which allows for a one-half cent sales tax increase; these funds may be used for new parks and recreational facilities. The Quimby Act requires a city's adopted General Plan to include policies and standards for parks and recreation facilities to guide the calculation of the dedication and/or collection of fees. The classification and standards system also provides the legal basis for collection and use of Quimby Act and other funds.

The following classification and standards system is intended for guidance purposes; actual development and/or acquisition decisions will depend on consideration of a variety of additional factors, such as access, topography, surrounding uses, sensitive resources, identified need, and the potential to coordinate with adjacent schools or other facilities to promote joint usage and leverage resources.

- **Neighborhood Park:** A neighborhood park serves mainly the children and families of a specific neighborhood. If possible, it should be located adjacent to a school site and/or in the center of a populous area or neighborhood. A neighborhood park typically includes areas for active recreation, such as play apparatus, multipurpose courts, play fields, and specialized areas such as tennis, handball, and horseshoe courts. It also includes shelters and areas for passive recreation and informal play, picnic facilities, rest rooms, and off-street parking. The park should be landscaped for the purposes of shade, beauty, and to provide a pleasant environment. A neighborhood park should have a service area of one-half to one mile and should be from five to 25 or more acres in area. It should be provided at a ratio of one to two acres per 1,000 people.
- **Community Park:** A community park supplements the neighborhood park by providing a wider range of recreational facilities, accommodating larger groups of people, and serving a wider range of interests. It provides facilities for organized sports, large group picnicking, and passive recreation, and may include additional amenities, such as a community and/or senior center, gymnasium, multi-purpose courts, or a tennis complex. Specialized areas may include botanical gardens, an amphitheatre, or an equestrian center. Community parks often have undeveloped

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natural areas that may be served by trails. A community park should have a service area of one to two miles and should be 25 acres or more in area. It should be provided at a ratio of three acres per 1,000 people.

- **Regional Park:** A regional park provides, on a large scale, areas for active and passive recreation, picnic facilities, water features for boating and fishing, trails, and natural areas. It provides an opportunity to get away from noise and congestion of the built environment within a travel time of less than one hour. The responsibility of providing regional parks usually falls on the County. A regional park should be 250 acres or larger.
- **Special Recreational/Resource Area:** A special recreational/resource area is an area that has potential regional significance, usually indicated by the uniqueness of the site and/or the type of facility or amenity provided. While special recreational/resource areas contribute to the City's overall parkland acreage, they do not have specific service areas or standards.

The City is committed to providing an overall average of 4.49 acres of publicly owned parkland for every 1,000 residents. This includes the goal to provide three acres of community parks per 1,000 residents and two acres of neighborhood parks per 1,000 residents. With a population of 97,513 residents in 2010 (SANDAG 2010), Vista currently exceeds the provision of its overall parkland goal by providing 4.68 acres of parkland per 1,000 residents; however, it does not meet its goals for community or neighborhood parks. According to the NRPA facility standards, the City meets or exceeds the standards for the provision of recreational facilities (refer to the Background Report for details).

To meet the parkland and recreational needs of the residents of Vista, consideration must be given to an estimated increase of approximately 14,775 residents by 2030, as well as expected changes in demographics. For example, a substantial increase in the senior population is anticipated as the baby boomer generation ages. Proactive planning for the expansion of services, facilities, and programming for seniors will benefit the City as it prepares for this demographic shift. In addition, the expected increase in population will put demands on existing parks and recreational facilities. The Land Use Plan focuses on redevelopment of commercial corridors and the concept of smart growth to include a mix of uses, transit-oriented development, and infill. This type of development will result in population growth and an increase in densities in certain locations, called Opportunity Areas (OA), described in the Land Use and Community Identity Element. OA-1, the Buena Vista Creek Opportunity Area, is the only OA that does not propose increased development; instead, it calls for creation of a master plan that will 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. Figure RCS-4 depicts the location of the proposed Buena Vista Creek master plan. Creative methods will need to be employed to increase the amount of parks, recreational facilities, and green space while accommodating anticipated infill and redevelopment. The addition of mini-parks, landscaped plazas, and playgrounds will be encouraged in private development to serve the more urbanized development.

Trails

Providing additional hiking, biking, and pedestrian trails is also a high community priority. Vista's climate and topography provide an opportunity to create an integrated bicycling and pedestrian circulation network. This trails network would promote physical exercise and recreation; provide connections between and increased enjoyment of Vista's parks and recreational facilities, natural open space areas, historic and cultural sites, and waterways; and provide alternatives to the use of private vehicles. Key trails within the City, as well as those that provide linkages to regional trails, were identified through a series of public meetings conducted for the General Plan Update. The trails network, which shows both existing and proposed pedestrian and bicycle trails, is shown on Figure RSC-4. Proposed improvements are also addressed in the Circulation Element.

CULTURAL AND PERFORMING ARTS

Cultural and performing arts benefit and enrich the community by providing educational and cultural opportunities and increased awareness and appreciation of theater and music. The City's Recreation and Community Services Department operates a cultural arts program, *Moonlight Stage Productions*, which is an award-winning regional theater company that offers a diverse, professional line-up of dramas, musicals, and comedies in two City-owned venues (<http://moonlightstage.com/>):

- Moonlight Amphitheater, located in Brengle Terrance Park, is an open air venue with a state-of-the-art stage house; it seats 899 and accommodates an additional 1,200 in lawn seating.
- AVO Playhouse, located in a renovated 1948 neighborhood movie house in the Vista Village, is a fully equipped performance venue that seats 328.

Vista's cultural arts program is supported by volunteers, sponsors, and the Moonlight Cultural Foundation, a nonprofit organization that directly supports Moonlight Stage Productions.



Moonlight Amphitheater

The City will continue to work with citizens, City commissions, organizations, volunteer groups, and other community partners to identify parks, recreation, and trail needs that accommodate a growing population and address changes in Vista's demographics. It will continue to utilize the NRPA guidelines when updating the parkland and recreation needs assessment. As Vista is nearly built out, it will be important for the City to take advantage of opportunities to acquire property or otherwise secure facilities for parks and/or recreational purposes as they become available. The City will use the needs assessment to prioritize development of parks and recreational facilities in areas with the greatest need.

CULTURAL, HISTORICAL, AND PALEONTOLOGICAL RESOURCES

Each city has its own unique history—the people, events, and forces that determine how it was settled in recent times; its place in a historical context, which often shaped its recent history; and its prehistoric past, which reveals itself through archaeological investigations. Together, these components of a city’s history and origin contribute to its present-day uniqueness and community heritage. Cultural resources include physical remains of past human activities: prehistoric and historical archaeological remains; historical architectural remains, including buildings, structures, and other features of the built environment; and places of importance to Native Americans. All periods of California history are represented by Vista’s cultural, historical, and paleontological sites.

According to officially recorded resources and other databases that were researched for the General Plan update, 85 buildings within the planning area of the City’s General Plan are considered historically significant. These structures include historic residential, commercial, and industrial buildings built between the late 1800s and the 1950s. There are 72 of the 85 historic structures located within the City limits, while the remaining 13 are located within OA 9 (see Land Use and Community Identity Element), which is located within the City’s SOI.



Rancho Buena Vista

Vista is home to two cultural resources included on the National Register of Historic Places: the Charles A. Braun House and the Guajome Ranch House. The Charles A. Braun House, built in 1929 and designed by Edgar V. Ullrich, is an example of Mission/Spanish Revival. Guajome Regional Park includes the original Rancho Guajome, the Guajome Ranch House, and the Antique Gas and Steam Engine Museum. The Guajome Ranch House was built around 1852–1853 and is considered an exemplary example of a Mexican colonial-style ranch still standing in southern California. The Guajome Ranch House is a part of the original Rancho Guajome, which is listed as a California State Historical Landmark. Rancho Buena Vista Adobe, built in the second half of the nineteenth century, is one of the best preserved original land grant ranchos in San Diego County and served as a central meeting place for other ranchos in the northern San Diego County area. The City acquired the Rancho Buena Vista Adobe in 1989 to protect this important historic and cultural resource and make it accessible for the community through tours and a variety of educational and youth-related programs; it also serves as a unique venue for private parties and events.

Research conducted for the General Plan indicates that 112 prehistoric or historical archaeological sites have been previously recorded in Vista, and four have been recorded within the City’s SOI. The creeks and rivers in and near Vista’s present location were of critical importance to each society local to the area throughout prehistory and history. In addition, multiple historic trails border or pass through the City.

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Paleontological resources are the remains and/or traces of remains of plant and animal life (such as fossils) that are more than 10,000 years old, the localities where they are collected, and the geologic formations that contain the localities (Deméré 2007). The paleontological resources technical report that was prepared for the General Plan Update indicates that certain geologic formations in Vista are known to contain paleontological localities with rare, well-preserved, fossil materials that offer important information about the plant or animal and/or its evolutionary history. These important resources are most often destroyed as a result of construction, such as excavation, trenching, and tunneling. Impacts can be mitigated through pre-construction and construction mitigation programs.

The City will undertake policies and programs to encourage the preservation and protection of these valuable resources through research, inventorying, 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

The sustainable use and management of energy is essential to address many significant energy-related issues, including meeting the state's and the country's increasing energy demands; improving national energy security; and reducing the impact that energy production has on human health, the environment, and GHG emissions and climate change.

SDG&E, a regulated subsidiary of Sempra Energy Utility, provides both electricity and natural gas to Vista. By 2010 all California power companies are required to have 20 percent of their energy come from clean resources, such as wind, solar, biomass, and geothermal. SDG&E is working to acquire more renewable energy for its customers, such as developing excess land the utility owns in Vista with a solar energy project. SDG&E participates in the California Public Utilities Commission's California Solar Initiative (CSI), which provides incentives for solar installations on existing residential homes and existing and new commercial and industrial development, and the New Solar Homes Partnership, which encourages the construction of new energy efficient solar homes. SDG&E also is promoting clean energy generation technologies, including photovoltaics, fuel cells, and wind power, through its Sustainable Communities Program. The San Diego Energy Resource Center, a program jointly provided by SDG&E and the California Center for Sustainable Energy, is a valuable energy-related information source for the community.

Increasing the use of renewable and clean energy sources, improving efficiency requirements, and conserving energy are methods individuals, private industry, and government at all levels can take to tackle these challenges. The City will 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 also

will 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 Land Use and Community Identity Element.

WASTE MANAGEMENT

Waste management is another important and effective way that the community can conserve natural resources, energy, and disposal space and costs; recover resources from waste; and reduce pollution and GHG emissions. Waste management can be achieved by reducing the amount and toxicity of trash and other waste that is discarded; reusing containers, products, and building materials; and recycling as many materials as possible, including green waste through composting. In addition, buying products that are made from recycled materials also has an impact on the waste stream and the environment by utilizing materials that otherwise would have ended up in landfills and reducing the demand for raw materials.

The Escondido Disposal Corporation (EDCO) currently provides all of Vista's trash and curbside recycling services. EDCO is a privately owned and operated waste collection and recycling company that serves residential homes, multi-family properties, commercial businesses, multi-tenant buildings, industrial centers, construction sites, and community events for Vista. Waste and recycling are collected on a weekly basis, including green waste. The City has a requirement that 50 percent of all construction and demolition debris is either reused or recycled. Compliance is enforced through the City's Construction and Demolition Debris Recycling Ordinance, which must identify and provide receipt of recycling activities prior to final building approval.

The goals and policies above include promoting sustainable waste management by the community. The City will also undertake efforts to reduce municipal waste generation.

Chapter 5

Healthy Vista Element