

From: [Sydney Rankmore](#)
To: [CALFIRE Land Use Planning](#)
Cc: [Brooke Peterson](#); [Michael Ressler](#); [Vega, Vincent@CALFIRE](#); [Arnold, Shawn@CALFIRE](#); [Joseph Vacca](#)
Subject: Request for Review – City of Vista Draft Safety Element
Date: Wednesday, May 14, 2025 5:22:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[CityofVistaSafetyElement_BOFReview.pdf](#)

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Dear Board of Forestry and Fire Protection Staff,

I am reaching out on behalf of the City of Vista to submit the City of Vista Public Safety, Facilities & Services Element for your review, pursuant to Government Code Section 65302.5.

The draft Public Safety, Facilities & Services Element is attached to this email. Relevant documents to facilitate your review can be accessed using this link: [Board of Forestry Submittal](#)

We greatly appreciate your time and effort in reviewing these materials, and we welcome any feedback or recommendations you may have. Please feel free to message me if any further clarification is required.

Thank you,

Sydney Rankmore
ASSOCIATE PLANNER

5620 Friars Road, San Diego, CA 92110

M 619-389-8875

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MEMORANDUM

DATE May 14, 2025

TO California State Board of Forestry and Fire Protection

FROM RICK (General Plan Update Consultant) on behalf of City of Vista

SUBJECT REQUEST FOR REVIEW UNDER GC 65302.5 – SAFETY ELEMENT UPDATE

CITY OF VISTA PUBLIC SAFETY, FACILITIES & SERVICES ELEMENT UPDATE

The City of Vista is in the process of updating its Public Safety, Facilities & Services Element (Safety Element) in coordination with its consultant Project Team, RICK, to comply with California Government Code section 65302.5. As part of that effort, this memorandum is to request the State Board of Forestry and Fire Protection's review and input on the Safety Element update for the City of Vista General Plan Update 2050. The purpose of the Safety Element is to describe the manner in which the City of Vista will protect people, structures, infrastructure, public facilities, and natural resources from natural and human-made hazards. It also details the provision and maintenance of the City's public facilities and services.

Per the California Government Code 65302.5 (2023), the draft Safety Element must be submitted to the State Board of Forestry and Fire Protection for review. The City of Vista's draft Safety Element completed its fourth review of the General Plan Safety Element Assessment by Captain Vincent Vega on April 9th, 2025.

Using comments and recommendations provided by CAL FIRE, the Project Team has drafted the Safety Element, which is attached to this memo. Additionally, [this link provides access to a folder](#) containing the following relevant documents:

- Community Wildfire Protection Plan – Vista Fire Safety Council
 - Appendix A – Home Ignition Zone Recommendations
 - Appendix B – Evacuation Discussion & Recommendations
- All Hazards Community Risk Assessment and Standard of Cover – Vista Fire Department
- Draft Implementation Chapter – City of Vista General Plan Update 2050
- Multi-Jurisdictional Hazard Mitigation Plan (MJHMP): Vista Annex

We would greatly appreciate your feedback to allow us to incorporate your recommendations into the final draft of the Community Protection Element. If you require any additional materials to complete your review or have any questions, please do not hesitate to reach out to Brooke Peterson at bpeterson@rickengineering.com.

Thank you for your attention to this matter and we look forward to hearing back from you and your team.

A light green, stylized mountain range graphic with several peaks and valleys, spanning the width of the page just above the chapter title.

CHAPTER 7

Public Safety, Facilities & Services Element





7 Public Safety, Facilities & Services

Effective public safety services and dependable facilities are essential for maintaining and enhancing the quality of life in Vista. The protection of persons and property from natural and human-made hazards is an important function of local government. Similarly, reliable infrastructure is essential to ensuring the community runs smoothly. The development and intensification of land uses identified in the Land Use and Community Identity Element will require improvements to water, sewer, and storm drain systems, as well as greater focus on fire safety and equitable provision of services.

The Public Safety, Facilities, and Services Element describes the manner in which the City of Vista will protect people, structures, infrastructure, public facilities, and natural resources from natural and human-made hazards. It also details the provision and maintenance of the City's public facilities and services.

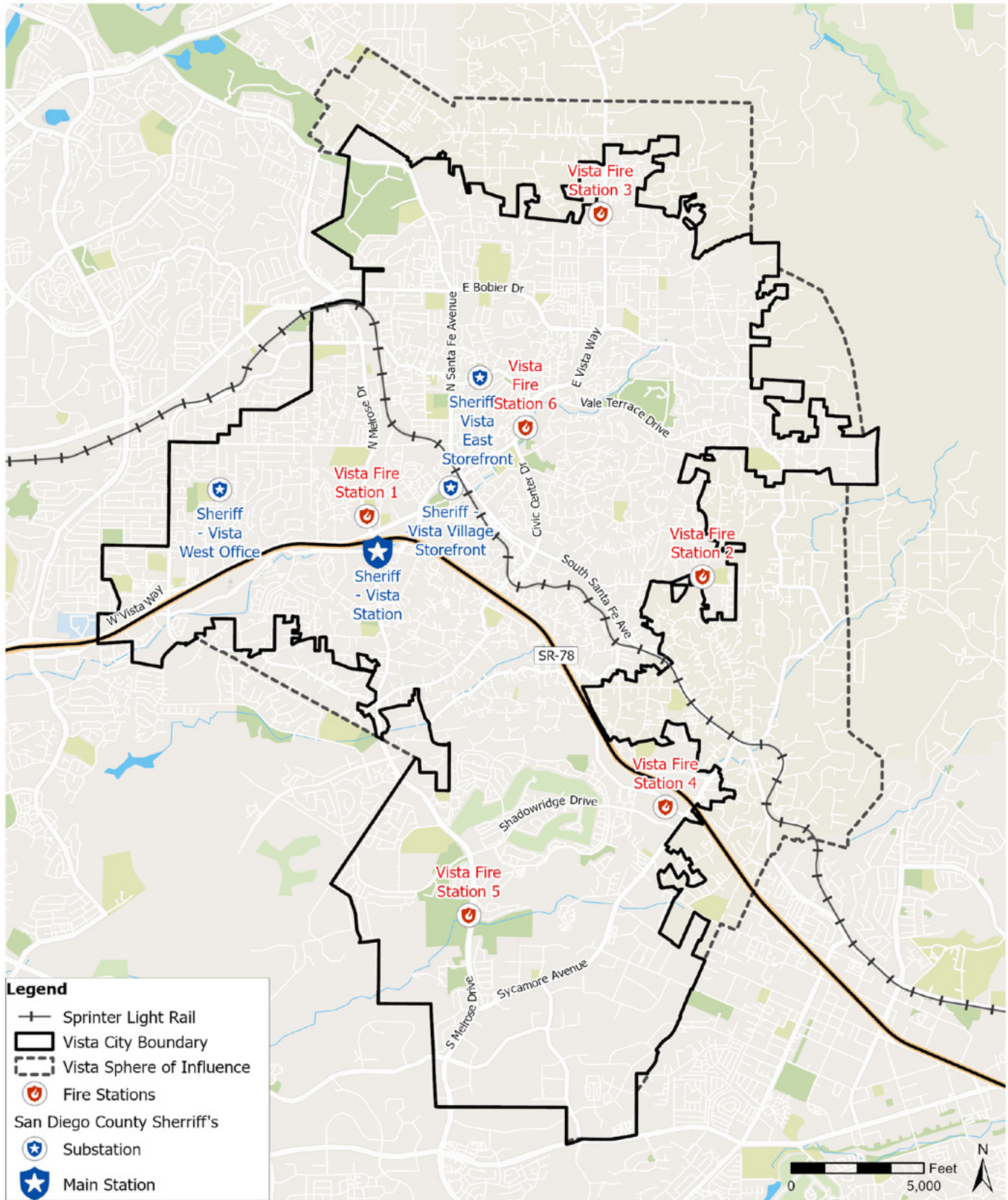


7.1 Public Safety

7.1.1 Emergency Preparedness and Response

Vista is a participant in the updated Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) for San Diego County. This countywide plan identifies risks from natural and human-made disasters and outlines strategies to minimize damage. The MJHMP complies with FEMA and California Office of Emergency Services requirements, as authorized by the Federal Disaster Mitigation Act of 2000.¹ The plan aims to enhance public awareness, provide a management decision tool, promote compliance with state and federal programs, enhance local hazard mitigation policies, coordinate inter-jurisdictional mitigation efforts, achieve regulatory compliance, and pre-qualify jurisdictions for mitigation grants. Vista 2050 is focused on providing adequate and effective emergency response services to ensure the overall safety and wellbeing of the Vista community. The locations of existing emergency services can be seen in Figure PSFS-1.

¹ Federal Disaster Mitigation Act of 2000, Public Law 106-390, 114 Stat. 1552 (2000).

Figure PSFS-1: Emergency Services

Source: Esri, USGS, SanGIS, City of Vista

PSFS-1.0 Prepare for and provide adequate and effective emergency response services to respond to natural and human-made emergencies and disasters, and acts of terrorism.

PSFS-1.1 - Maintain compliance with the federal National Incident Management System (NIMS) and State Standardized Emergency Management System (SEMS).

PSFS-1.2 - Update City Emergency Operations Plans to include coordination with Countywide Operations Plans.

PSFS-1.3 - Periodically update the Continuity of City Government Plan to ensure the City continues its essential operations in case of a natural or human-made disaster or catastrophic event.

PSFS-1.4 - Provide and support community education, outreach, and training programs to increase public awareness of natural and human-made emergencies and disasters, particularly for vulnerable communities, including translating disaster preparedness and response messaging into the community's threshold languages and make available in multiple formats.

PSFS-1.5 - Identify and pursue funding opportunities to develop and implement emergency and disaster preparedness activities and programs.

PSFS-1.6 - Identify and post emergency evacuation routes on the City's website and in public locations.

PSFS-1.7 - Ensure completeness and availability of identified emergency supplies and resources to all segments of the population, focusing especially on vulnerable communities, including but not limited to temporary shelter or housing, and items such as medical supplies and services, water main repair parts, generators, pumps, sandbags, road clearing, and communication facilities.

7.1.2 Seismic and Geologic Hazards

The city, as well as the general southern California region, are considered seismically active areas. An earthquake could occur on any of the known faults in the region with well-documented seismic history or even on a previously unrecognized fault. As shown in Figure PSFS-2, faults in the region include the Elsinore, San Jacinto, Newport-Inglewood-Rose Canyon, Coronado, and San Andreas faults. While

there are no known faults that directly intersect the City, the region is considered seismically active.

The City is located in the Peninsular Ranges geomorphic province which is characterized by a series of mountain ranges separated by northwest trending valleys that run subparallel to the San Andreas Fault.² The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert and to the north by the Transverse Ranges. The City is located at the western foothills of the San Marcos Mountains which are primarily composed of San Marcos Gabbro, a dark, basic intrusive rock that weathers into reddish Las Posas clay. The redness of the clay is due to a high iron and magnesium content. The City is primarily underlain by tonalite, an intrusive rock, but the Santiago Formation (composed of sandstone, conglomerate, and mudstone) can be found along the west and southern edges of the City. While the City has no control over frequency or severity of seismic hazards, the policies below focus on reducing damage, losses and risk to the community.

PSFS-2.0 Reduce damage, losses, and the risk to the community caused by seismic and other geologic hazards.

PSFS-2.1 - Design critical public facilities that will function after a major earthquake.

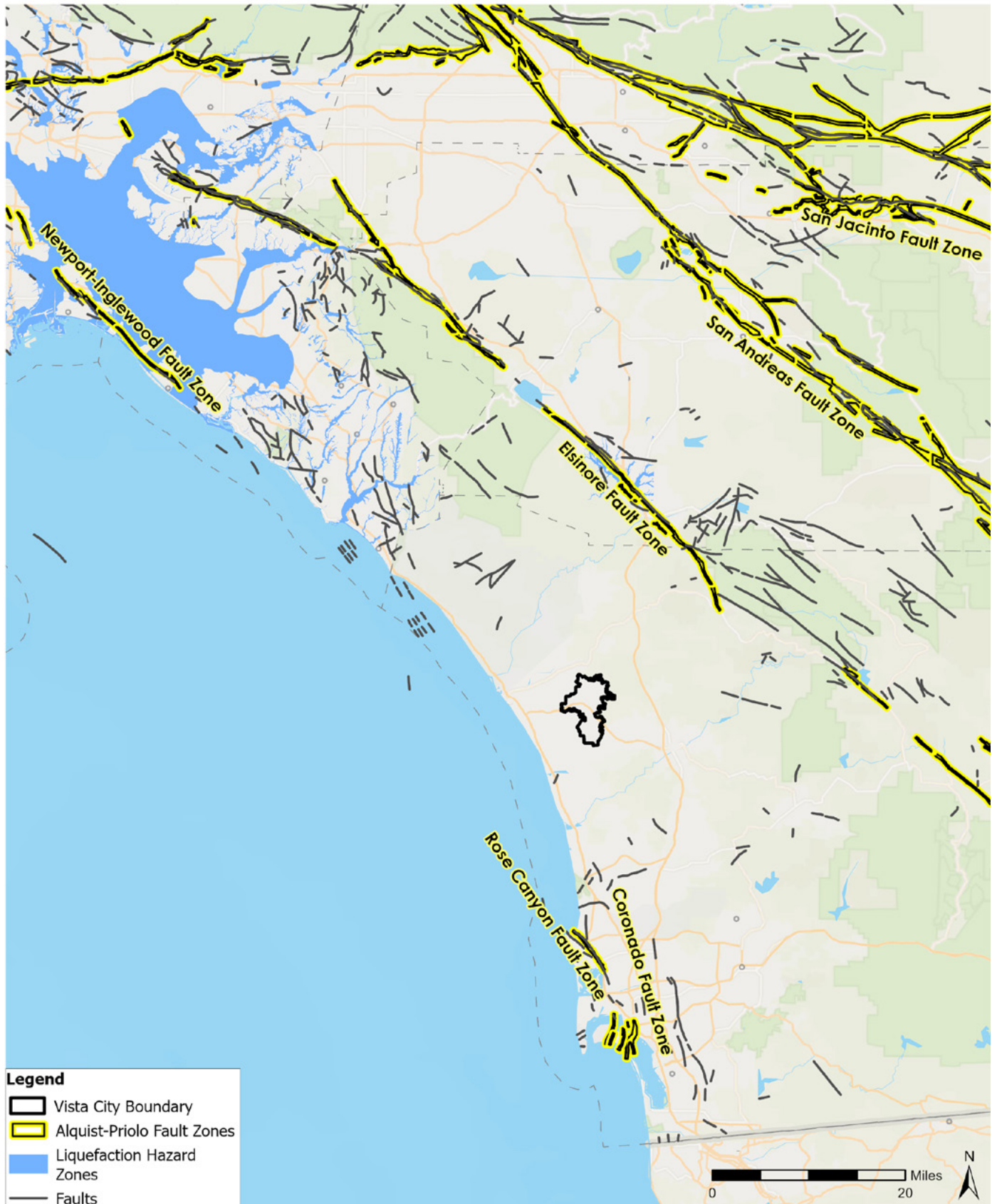
PSFS-2.2 - Encourage seismic strength evaluations of critical facilities in Vista, such as schools and public infrastructure, to identify vulnerabilities and develop actions to upgrade them to meet current seismic standards.

PSFS-2.3 - Discourage development in areas of known slope instability and/or high landslide risk.

PSFS-2.4 - Promote earthquake preparedness within the community by providing information and participating in earthquake awareness programs.

PSFS-2.5 - In areas subject to mudflows and located near development, and where wildfires have removed stabilizing vegetation, implement measures to reduce the likelihood of inundation from mudflows.

² California Geological Survey (CGS), 2002. Note 36 California Geomorphic Provinces, revised December 2002.

Figure PSFS-2: Active Faults

Source: Esri, USGS, California Department of Conservation 2005, SanGIS, City of Vista

7.1.3 Flood Hazards

Flooding is commonly associated with the overflow of natural rivers or streams, but can also occur near stormwater diversion facilities, dams, or in low-lying areas with insufficient stormwater drainage facilities. Flood hazards can result from intense rain and/or failure of flood control facilities, such as dams, levees, or drainage channels. Flood hazard areas within the City, as delineated by the Federal Emergency Management Agency (FEMA), are primarily located along channels, creeks, and streams, including Buena Vista and Agua Hedionda Creeks and a portion of their tributaries.

Several factors determine the severity of floods including rainfall intensity and duration. Flooding represents a high-priority safety issue for Vista as stormwater flows into the City's creeks and travels westward into a series of lagoons before emptying into the Pacific Ocean. Primary areas of flooding have historically occurred along the Buena Vista and Agua Hedionda Creeks.

FEMA compiles data to produce flood zone mapping known as a Flood Insurance Rate Map (FIRM) as part of the National Flood Insurance Program. Flood hazard areas identified on the FIRM are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a one percent chance of being equaled or exceeded in any given year, more commonly referred to as the base flood or 100-year flood. The areas between the limits of the base flood and the 0.2 percent-annual-chance are known as the 500-year flood zone. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 500-year flood.

As shown in Figure PSFS-3, FEMA Flood Zones, portions of the City are within 100-year flood Zones A, without base flood elevations, and AE, with base flood elevations below three feet. However, the flood zone areas are generally confined to be within existing drainages. According to the City's Hazard Mitigation Plan, the City contains several significant floodplains and is subject to widespread flooding.³

The policies featured below aim to reduce damage, losses and risk to the community related to flood hazards.

PSFS-3.0 Reduce damage, losses, and the risk to the community from flooding, other forms of severe weather, dam inundation, and other hydrologic hazards.

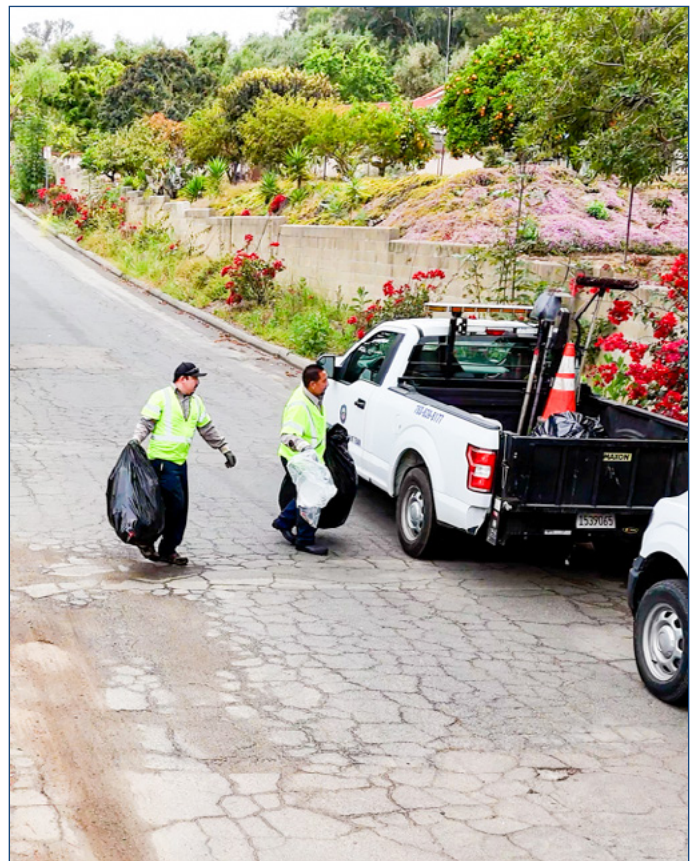
PSFS-3.1 - Disallow sensitive land uses, including but not limited to hospitals, schools, nursing homes, retirement communities, and day care centers within the 100-year floodplain.

PSFS-3.2 - Ensure that any alterations of the natural floodplain, stream channels, and natural protective barriers do not impede or unnaturally redirect floodwaters, increase flood hazards in other areas, or result in increased flood damage.

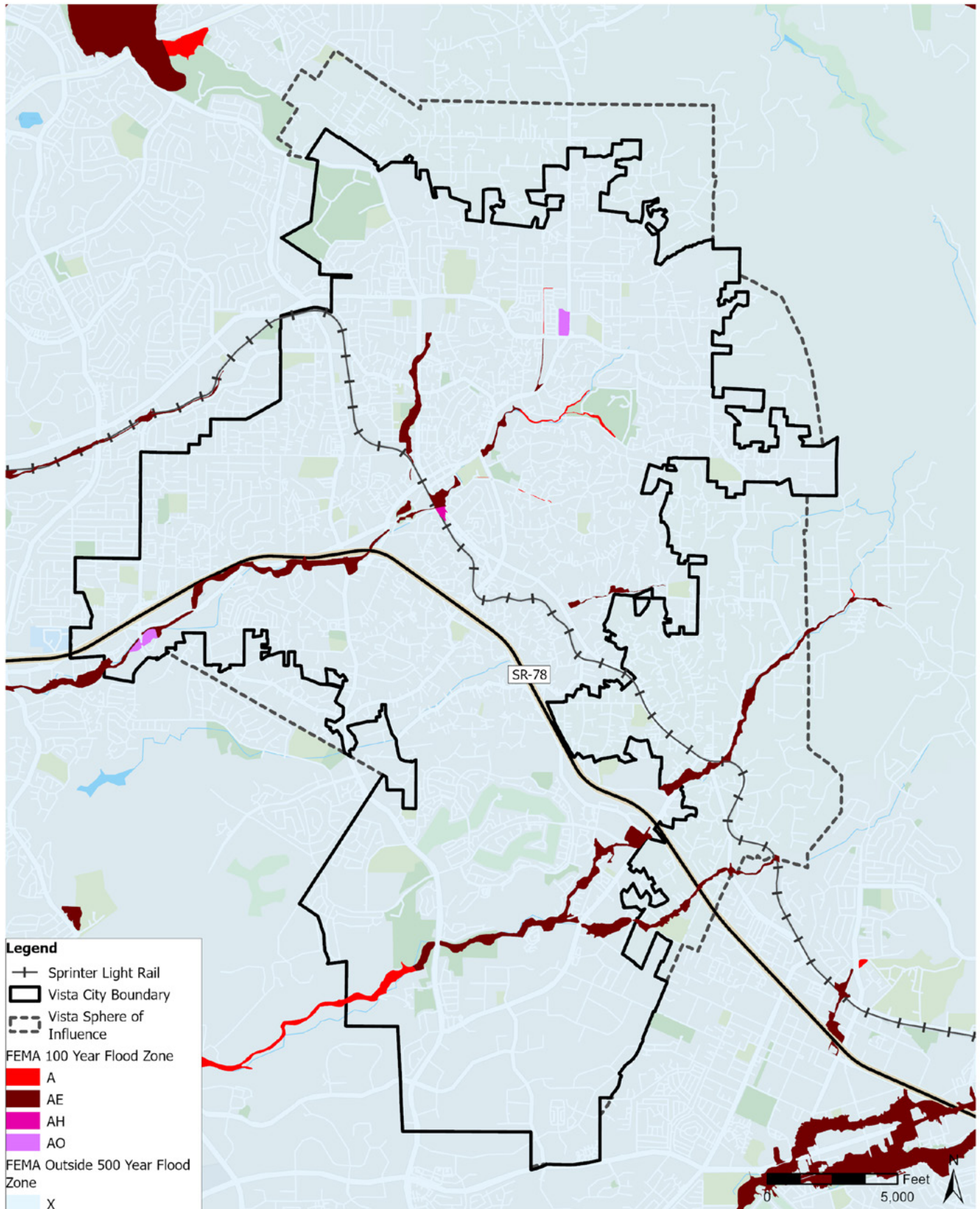
PSFS-3.3 - Evaluate and make improvements to inadequate storm drain systems, including channels, drains, catch basins, pipes, and inlets, to ensure capacity for maximum runoff flows.

PSFS-3.4 - Identify surface water drainage obstructions for all parts of the City and develop and implement mitigation actions.

PSFS-3.5 - Support or undertake creek corridor restoration projects that manage flooding while restoring native plant species, wildlife habitats, and watersheds.



³ City of Vista, 2018. Local Hazard Mitigation Plan.

Figure PSFS-3: FEMA Flood Zones

Source: Esri, USGS, SanGIS, City of Vista

7.1.4 Wildfire Hazards

7.1.4.1 Regulatory Setting and Planning Documents

There are several local, state, and federal agencies that are responsible for fire protection, including special districts and local offices of emergency services. They include:

- Vista Fire Department (VFD)
- Vista Fire Protection District (VFPD)
- San Diego County Office of Emergency Services (OES)
- Vista Emergency Operations Center (EOC)
- California Department of Forestry and Fire Protection (CAL FIRE)
- California Governor's Office of Emergency Services (Cal OES)
- California State Fire Marshal
- Federal Emergency Management Agency (FEMA)
- United States Forest Service (USFS)
- Bureau of Land Management (BLM)

Multi-Jurisdictional Hazard Mitigation Plan

The [Multi-Jurisdictional Local Hazard Mitigation Plan](#) (MJHMP) for the County of San Diego was developed in accordance with the Disaster Mitigation Act of 2000⁴ (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance and is incorporated herein. The MJHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involves planning, policy changes, programs, projects, and other activities.

The City of Vista is a participating jurisdiction in the MJHMP a Countywide plan that identifies risks, minimizes damage from natural and human-made disasters, and is generally intended to provide compliance with regulatory requirements associated with emergency response efforts.

⁴ U.S. Congress. (2000). Disaster Mitigation Act of 2000, Pub. L. No. 106-390, 114 Stat. 1552.

Vista Fire Department Strategic Plan

The Vista Fire Department's Strategic Plan for 2024–2029 outlines a framework to enhance service delivery and community safety in the face of growing demand. The plan is organized around three key themes:

- 1. Improving Emergency Response:** This includes enhancing survivability in fire, hazardous material incidents, and medical emergencies, while ensuring firefighter safety.
- 2. Meeting Future Service Needs:** Strategies focus on risk reduction, improving operational efficiency, and addressing legal and financial liabilities.
- 3. Building Community Engagement:** This theme stresses the importance of fostering a positive public image, reducing fire-related property damage, and providing value beyond emergency response.

In total, the plan includes nine strategic objectives, 14 outcome measurements, and 37 supporting goals to ensure accountability and progress tracking over time.

The Vista Fire Protection District, governed by a board of directors and contracting fire services with the City of Vista, emphasizes a cost-efficient service model that meets industry standards while keeping costs 11% below comparable agencies.

Vista Fire Protection District Community Wildfire Protection Plan

The City of Vista's 2024 Community Wildfire Protection Plan (CWPP)⁵ aims to enhance the safety and preparedness of the community by addressing wildfire risks. The plan acts as a strategic guide for the Vista Fire Protection District and the local Fire Safe Council, focusing on reducing wildfire hazards, improving emergency response, and promoting fire-resistant infrastructure and landscapes. Key priorities include:

- 1. Fuels Management:** The CWPP emphasizes reducing hazardous vegetation, particularly in high-risk areas like Buena Creek Road. This involves removing palm skirts, non-native palms, and other flammable vegetation that could intensify fire risks.
- 2. Emergency Preparedness:** The CWPP outlines procedures for safer evacuation routes and enhanced emergency services, including improvements in road infrastructure to facilitate quicker response times.

⁵ Vista Fire Department. (2024). Vista Community Wildfire Protection Plan (CWPP). San Diego, CA: Fire Safe San Diego County.

during a fire event.

3. **Grant Opportunities:** The plan also highlights opportunities to obtain grants for fuels reduction projects and the use of advanced tools, such as aerial surveys and multispectral imaging, to better assess vegetation and fire risks.

This comprehensive plan is a collaborative effort between the fire district, the community, and fire safety organizations, ensuring a proactive approach to wildfire risk reduction. Appendix A of the CWPP provides further recommendations for wildfire risk reduction and fuel management along select evacuation routes. The CWPP and Appendix A are fully integrated into the Public Safety, Facilities, & Services Element.

Evacuation Planning

The CWPP outlines the City's evacuation routes and their capacity, which are designed to protect residents in the event of a wildfire. It emphasizes coordinated efforts between local and regional agencies, including the Vista Fire Department, North County Fire Protection District, and San Diego County Office of Emergency Services, to ensure rapid and efficient evacuations. The City's Fire Department also maintains an All-Hazards Community Risk Assessment and Standard of Cover, which covers emergency response times and safety under a range of emergency conditions, and is incorporated herein.

Primary, Alternate, Contingency and Emergency (PACE) evacuation routes include Buena Creek Road and Gopher Canyon Road. These are both County highways that run east and west. The smaller roads that feed into these, such as Little Gopher Canyon Road, are often surrounded by years of brush accumulation. Due to terrain and geographic considerations, some areas with the District have only one paved road in and out. The Vista Fire Protection District has built and currently maintains multiple emergency access roads that are gated and locked until a specific need arises. Designated evacuation corridors according to the CWPP are outlined on PSFS-4.

Fire History and Setting

California faces a dramatic increase in the number and severity of wildfires. Of the 20 most destructive wildfires in the state's history, 18 have occurred since 2000 and 15 have occurred since 2015.⁶ Since 2020, California has experienced two of the most destructive fire seasons in the state's history, with numerous record-breaking catastrophic wildfires occurring

⁶ CAL FIRE. (2022a). Top 20 most destructive California wildfires.



throughout California and over 4.2 million acres burned in 2020 and over 2.5 million acres burned in 2021.⁷

The San Diego Region has seen many significant wildfires in recent history; however, the City has had a limited number of fires occur compared to the surrounding region. Most of the City and the Vista Fire Protection District (VFPD) area has not burned in recent history and of the areas that have burned, almost all have only burned once. Fire history is shown in PSFS-5. Due to the limited number of fires in recent history, vegetation has the potential to overgrow and create additional fuels that could lead to more intense fires without the application of vegetation management.⁸

The potential for damaging wildfire exists within the Vista City limits and the area beyond within the VFPD as highlighted through regional fire history; existing vegetation types and fuels composition; terrain; local climate; and the presence of the wildland/urban interface (WUI), which encompasses roughly 31percent of the City and VFPD area. Vegetation conducive to ignition and wildfire spread exists in proximity to communities, presenting risks to human life, safety, and property. The potential for extreme wildfire behavior is exacerbated by the occurrence of Santa Ana wind events, which facilitate extreme fire weather in the area.

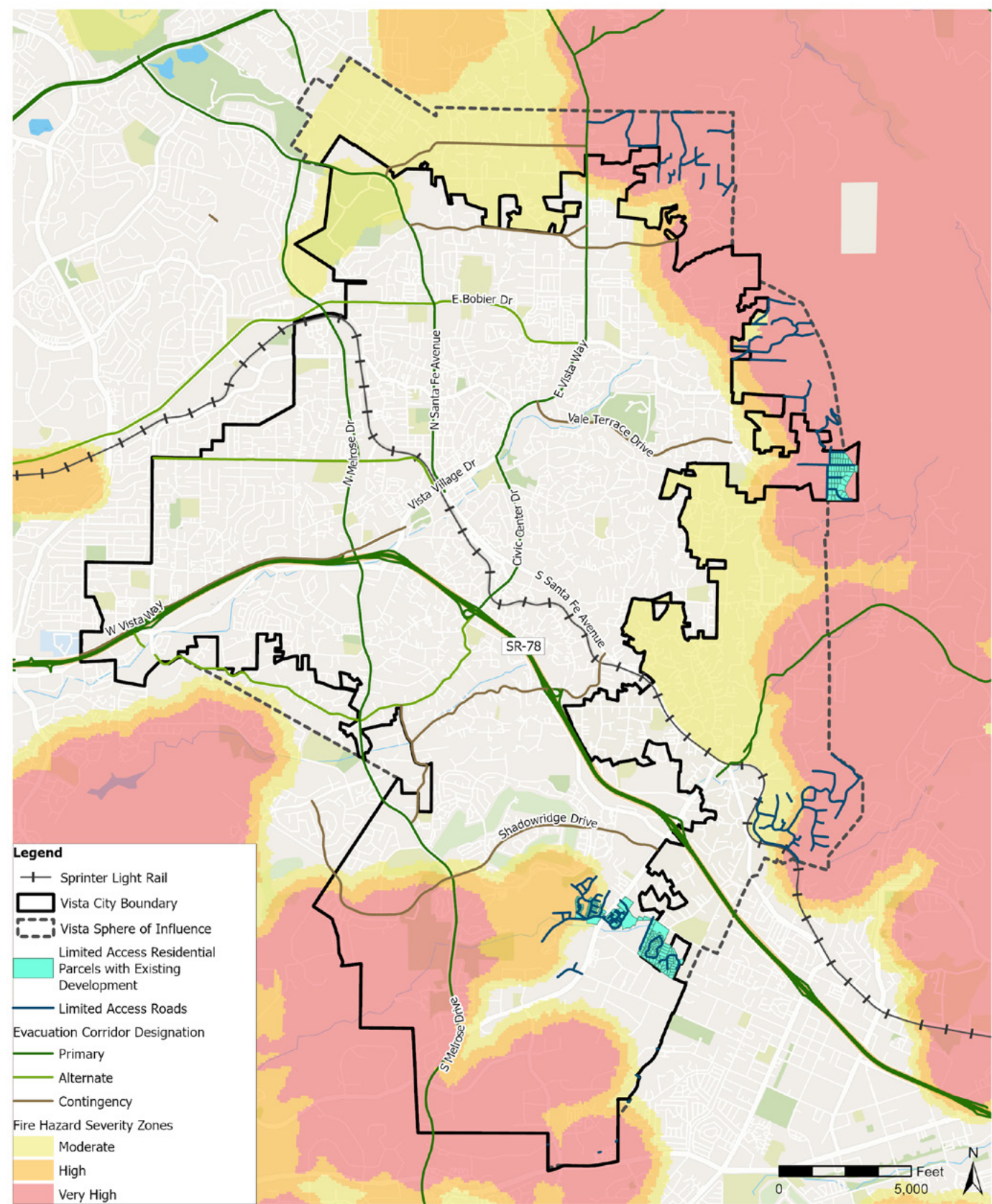
Fire Hazard Severity Zones

CAL FIRE maps Fire Hazard Severity Zones (FHSZs) based on fuel loading, slope, fire history, weather, and other relevant factors as directed by California Public Resources Code, Sections 4201–4204, and California Government Code, Sections 51175–51189. FHSZs are ranked from Moderate to Very High and are categorized for fire protection within a Federal

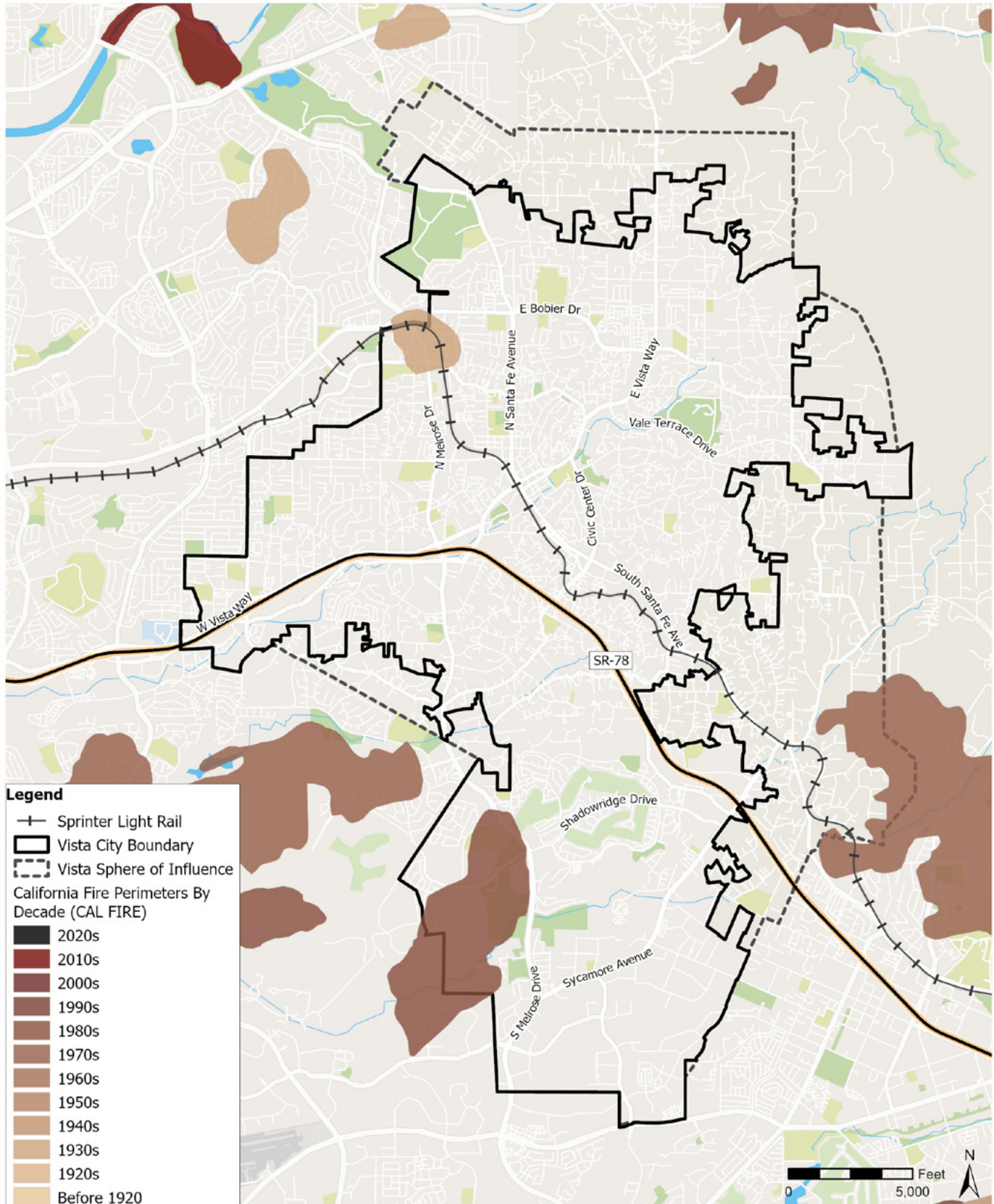
⁷ CAL FIRE. (2022b). 2020 wildfire statistics.

⁸ Vista Fire Department. (2024). Vista Community Wildfire Protection Plan (CWPP). San Diego, CA: Fire Safe San Diego County.

Figure PSFS-4: Evacuation Routes and Residential Development with Evacuation Constraints



Source: Esri, USGS, SanGIS, CAL FIRE, City of Vista

Figure PSFS-5: Fire History

Source: Esri, CAL FIRE, USGS, SanGIS, City of Vista

Responsibility Area, State Responsibility Area, or Local Responsibility Area under the jurisdiction of a federal agency, CAL FIRE, or local agency, respectively.

Areas identified as FHSZs within the limits of the City of Vista are considered Local Responsibility Areas (LRA), while areas within the boundary of the Vista Fire Protection District (VFPD) are considered State Responsibility Area (SRA). Figure PSFS-6, shows the fire hazard severity throughout the region as well as the VFPD boundary. CAL FIRE has identified Very High Fire Hazard Severity Zones (VHFHSZ) in the northeastern and southwestern portions of the City. The majority of the VFPD contains Moderate to Very High FHSZ, with the exception of the small, southwestern portion of the VFPD, which is not within a FHSZ.⁹ Figure PSFS-7 shows the the FHSZ's in association with Vista 2050 land uses.

The parks, open spaces, natural resources, and recreational facilities located within FHSZs are important elements of Vista's character and protection of biological resources. Land uses within Vista that are most vulnerable to very high wildfire in the northeastern portion of City limits primarily include low density residential, medium low density residential, and open space residential. In the southwestern portion of Vista, industrial land uses, medium-low density residential, parks, and open space are located within the very high and very high fire hazard zones. Portions of the sensitive Diegan coastal sage scrub, southern mixed chaparral, southern coast live oak riparian forest, and Agua Hedionda creek, are all located within the high to very high fire hazard severity zones. Likewise, Buena Vista Park, Buena Vista Ballfields, South Buena Vista Park, Shadowridge Park, and portions of the Shadowridge Golf Course are vulnerable to high severity fires. While not in a high severity zone, Vista Sports Park, portions of the Guajome Adobe Park, and the vegetation communities of southern riparian scrub and agricultural fields are located within a moderate severity zone near the northwestern boundary of the City.

Wildland/Urban Interface/Intermix

The pattern of development and land use within Vista and the area beyond within the VFPD creates conditions that can be described as either a wildland/urban interface or a wildland/urban intermix. Urban areas are predominantly built-up environments with little or no exposure to vegetative fuels. Such areas

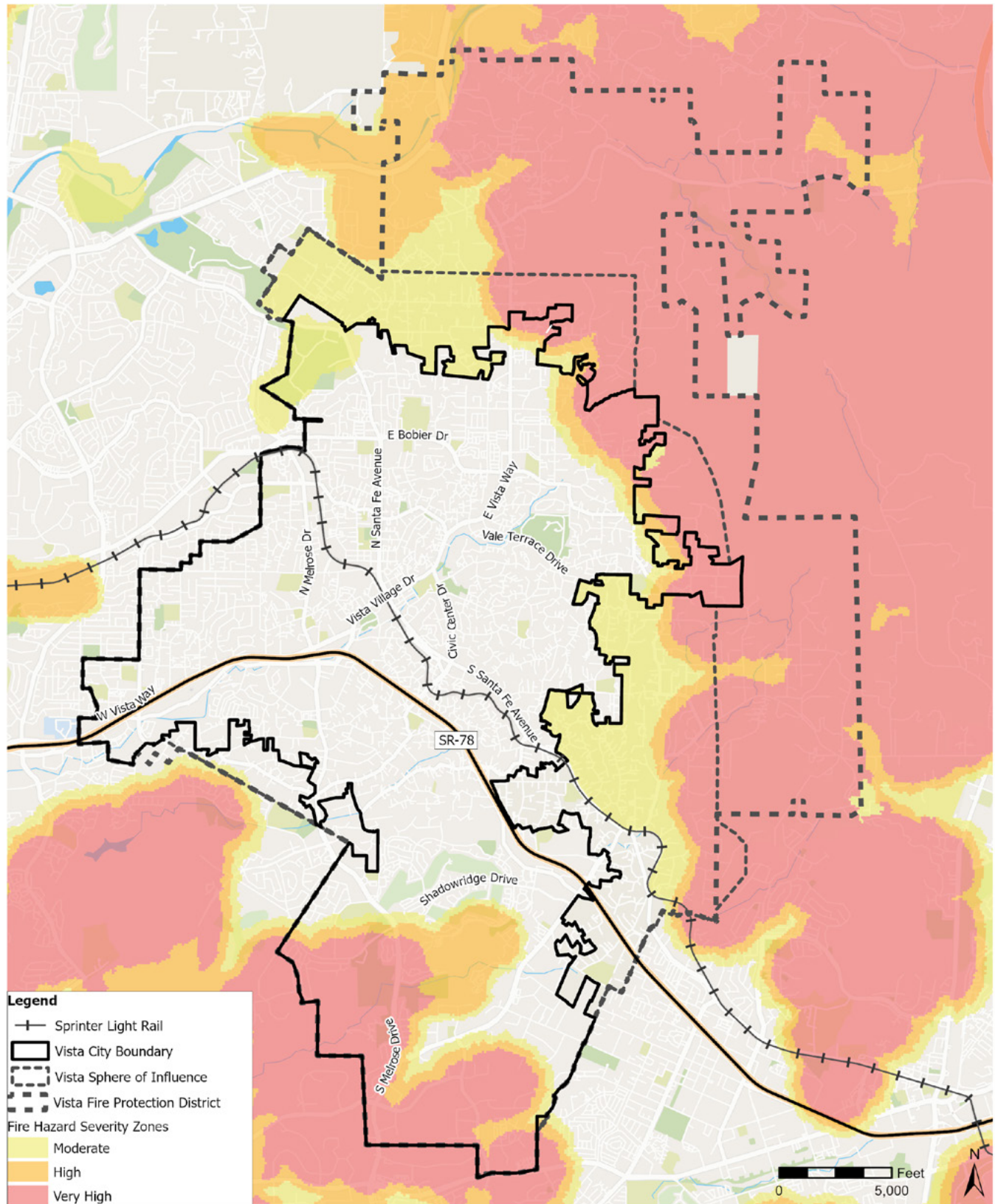
are primarily in the central and western regions of the City where considerable continuous tracts of suburban development exist. The area where urban development abuts vegetative fuels is known as the wildland/urban interface (WUI). WUI areas are those within the "vicinity" of wildland vegetation and encompasses roughly 31 percent of the City and Sphere of Influence. This condition exists commonly in the northeast, east, and southeast regions of the area where development abuts the San Marcos Mountains. A WUI area is also observed in the southwestern region near Los Monos Canyon. Areas where the density of housing units and structures is lower and/or the space between structures consists of vegetative fuels capable of propagating fire are more typically characterized as a wildland urban intermix (intermix). Intermix areas are those where housing and vegetation intermingle. In an intermix area, wildland vegetation is continuous, and more than half of the land area is vegetated with combustible fuels. This condition exists most commonly near the edges of the unincorporated area in the far north, northeast, and east regions, notably where smaller undeveloped lots consisting of vegetative fuels are situated between structures. PSFS-7 shows how the FHSZ's overlap with Vista 2050 land uses.

Wildfire Risk Assessment

A Wildfire Risk Assessment evaluated wildfire risk to communities in the City of Vista limits and the jurisdictional boundary of the VFPD which extends beyond the City of Vista boundary as a result of the intersection between wildfire hazard, burn probability, and community location. The Assessment further assessed the predicted impacts from wildfire on communities based on location relative to different Integrated Hazard classifications. 34 percent of the City and VFPD area exhibit a middle, higher, or highest threat to communities classification. Such areas are in the following locations:

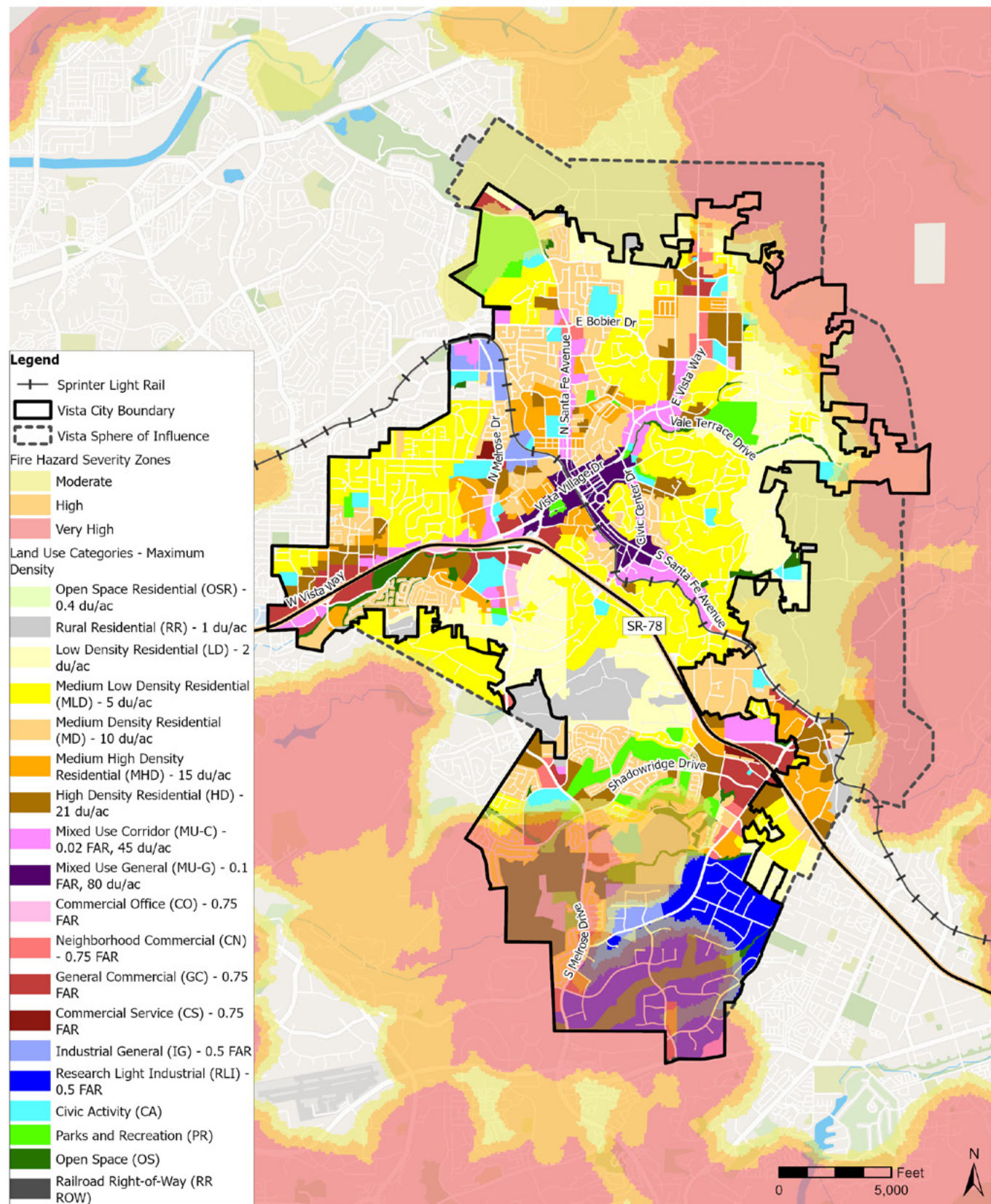
- Los Monos Canyon
- Buena Vista Park
- Canyon east of Melrose Drive and south of Park Center Drive
- Community of Buena near Loma Vista Way
- Sunset Park
- Sugarbrush Drive
- Lemonadeberry Lane
- Cleveland Trail

⁹ Most current FHSZ map can be found here:
<https://tinyurl.com/yf8kep75>

Figure PSFS-6: Fire Hazard Severity Zone¹

¹ This map may change over time. Most current FHSZ maps found here: [Vista LRA Map](#)

Figure PSFS-7: Fire Hazard Severity Zone and Land Use



- Near the community of Twin Oaks near Buena Creek Road
- Bluebird Canyon Trail
- Buena Creek drainage
- Near Monte Vista Elementary
- Between Longmont Road and Palm Hill Drive
- Areas surrounding Catalira Heights Way and Hardell Lane
- East of Friendly Drive
- Between Camino Cantera and Las Lomas
- Throughout the areas of Gopher Canyon and Gopher Canyon Road
- South fork of Gopher Canyon
- Gopher Canyon Preserve extending north
- Areas surrounding Little Gopher Canyon Road
- Lands adjacent to Vista Valley Country Club
- San Luis Rey drainage
- Rancho Guajome Park
- Vista Sports Park

Wildfire in Vista and its corresponding risk is dynamic and influenced by multiple factors, such as terrain, vegetation and fuels, weather conditions, and community proximity to areas expressing high wildfire hazard. Although most of the City and VFPD area (60 percent) is urbanized and experiences low risk from wildfire, underdeveloped areas present the opportunity for damaging wildfire due to the presence of vegetation communities conducive to ignition and wildfire spread. Historical wildfires also highlight the potential for large wildfires in the City. 16 percent of the plan area is classified as either middle, higher, or highest hazard. Communities existing within the WUI or Intermix, collectively make up 31 percent of the City and VFPD area and experience the greatest risk from wildfire due to their proximity to areas more likely to experience wildfire.

Wildfire Risk Reduction

Wildfires in California and portions of Vista will continue to occur in natural areas. However, it is primarily unprepared communities with older, vulnerable homes that lack adequate defensible space in close proximity to areas designated as high or very high fire hazard severity zones, will be threatened so reducing wildfire risk is critical. Wildfire risk in Vista will be reduced both by ensuring

existing and future development implements the following goals and policies:

PSFS-4.0 Protect life, property, and the environment from structural, wildland-urban, and wildland fire damage.

PSFS-4.1 - Require development or projects within very high, high, or moderate fire zones, as designated by the City's Fire Hazard Severity Zones Map, to comply with regulations and /or implement measures to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures.

PSFS-4.2 - Conduct community-wide awareness and education efforts concerning defensible space planning, maintenance, ignition-resistant construction, and landscaping techniques, with a focus on the areas within the Very High Fire Hazard Severity Zone.

PSFS-4.3 - Consult and coordinate with the Vista Fire Protection District and the County in order to support local fire hazard planning and to ensure that development within fire hazard areas in the SOI complies with site design and property maintenance standards to reduce the risk of wildfires.

PSFS-4.4 - Maintain the City's Vegetation Management Program to reduce wildfire hazards in urban and semi-urban areas within Vista.

PSFS-4.5 - Address the needs of vulnerable communities in Vista by prioritizing measures to reduce disproportionate wildfire-related health and safety risks in all communities.

PSFS-4.6 - Ensure that all new and existing residential development in hazard-prone areas has at least two clearly defined emergency evacuation routes, and where two routes are not currently available, identify and prioritize infrastructure improvements, emergency preparedness measures, and funding strategies to enhance evacuation safety.

PSFS-4.7 - Prohibit new residential developments within VHFHSZ, unless it can be demonstrated that the project incorporates fire-resistant design, construction techniques, and enhanced fire protection measures that reduce risk to acceptable levels.

PSFS-4.8 - Ensure all new essential public facilities are located outside the Very High Fire Hazard Severity Zone, when feasible.

PSFS-4.9 - Ensure all redevelopment in the Very High Fire Hazard Safety Zone complies with current building codes.

PSFS-4.10 - Conduct a comprehensive fire risk assessment before any redevelopment begins after a large fire.

PSFS-4.11 - Require fire protection plans for any new development in the Very High Fire Severity Zones.

PSFS-4.12 - Ensure the City's water supply meets future fire suppression needs.

PSFS-4.13 - Ensure defensible space around structure in fire hazard area consists of 100 feet of fuel medication on each side.

PSFS-4.14 - Require ongoing maintenance of vegetation clearance along public and private roads to reduce wildfire risk and maintain safe emergency access.

7.1.5 Hazardous Materials and Wastes

Hazardous materials and wastes are those that pose a potential threat to human health, as they have the capacity to cause serious illness or death. Factors that influence the health effects of exposure to hazardous material include the dose to which the person is exposed, the frequency of exposure, the exposure pathway, and individual susceptibility. A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency.

Many buildings and structures within the City are of an age where the potential exists for the presence of hazardous building materials. Older buildings can contain building materials that consist of hazardous components such as lead-based paint, asbestos, mercury, and polychlorinated biphenyls (PCBs). When these buildings or structures are demolished for the purpose of renovation or new development, these hazardous building materials can become exposed.

While the majority of the City contains residential development, hazardous materials are used throughout the City for light industrial, commercial, and residential purposes, which are regulated by a multiple of agencies at the federal, state, and local government levels. Industrial facilities are present within several business parks in the southern part of the City while dry cleaners, gas stations, and automobile repair facilities are present throughout the City, primarily along main business corridors (East Vista Way, North and South Santa Fe Avenue, and North and South Melrose Drive). These businesses that use hazardous materials and generate

hazardous waste are subject to regulations that are intended to protect both the environment and public health and safety from improper use, handling, storage, and transport of hazardous materials and hazardous waste.

PSFS-5.0 Provide for the safe use and disposal of hazardous materials and wastes to protect life and property from exposure.

PSFS-5.1 - Continue to enforce provisions under the zoning ordinance regulating the location of facilities that use, produce, or store hazardous materials or wastes.

PSFS-5.2 - Educate residents about waste-disposal options and the consequences of illegal disposal in order to reduce the generation of household hazardous waste and the amount of such waste that is disposed of inappropriately.

PSFS-5.3 - Require all businesses that generate, handle, use, or dispose of hazardous

materials or wastes to post placards in compliance with National Fire Protection Association (NFPA) section 704 requirements.

PSFS-5.4 - Promote the continued operation of the Household Hazardous Waste collection facility to serve the citizens of Vista.

7.1.6 Airport-Related Hazards

The McClellan-Palomar Airport is located approximately one mile southwest of the City's southwestern corner, and the Oceanside Municipal Airport, approximately 6.5 miles west of Vista. These airports' operations influence land use planning and require adherence to compatibility criteria to ensure the safety and welfare of the community. The San Diego County Regional Airport Authority, as the Airport Land Use Commission, prepares Airport Land Use Compatibility Plans (ALUCP) for the county's 16 public and military airports. These plans protect public welfare by guiding land use around airports. An ALUCP covers an Airport Influence Area (AIA), divided into Review Areas 1 and 2, based on factors like noise and safety. Parts of Vista are in Review Area 2 for McClellan-Palomar and Oceanside Municipal Airports. Vista must align its land use plans with ALUCP criteria to ensure compatibility and safety.

Table PSFS-1: City of Vista Crime Statistics

Crime	2021	2022	2023
Murder	2	1	5
Negligent Manslaughter	1	0	0
Justifiable Homicide	0	0	0
Non-consensual Sex Offenses	44	37	39
Aggravated Assault	247	272	307
Simple Assault	741	756	679
Intimidation	76	112	81
Kidnapping/Abduction	23	21	26
Consensual Sex Offenses	5	1	1
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Total Crimes Against Persons	1,139	1,200	1,138
Robbery	82	77	60
Burglary/Breaking & Entering	227	292	223
Motor Vehicle Theft	283	309	271
Arson	8	8	3
Destruction of Property	326	369	357
Counterfeiting/Forgery	22	31	19
Embezzlement	9	7	4
Extortion/Blackmail	2	2	1
Bribery	0	0	0
Stolen Property Offenses	49	104	53
Larceny/Theft Offences	789	872	697
Fraud Offenses	214	171	154
Total Crimes Against Property	2,011	2,242	1,842
Drug/Narcotic Violations	641	576	750
Drug Equipment Violations	394	350	445
Pornography/Obscene Material	1	3	0
Prostitution	0	13	10
Weapons Law Violation	108	102	101
Animal Cruelty	2	2	0
Gambling Offenses	0	0	0
Total Crimes Against Society	1,146	1,046	1,306
Total Crimes	4,296	4,488	4,286

Source: ARJIS

PSFS-6.0 Protect persons and property from hazards related to airport operations.

PSFS-6.1 - Evaluate new development proposals within the Airport Influence Areas (AIAs) of the McClellan - Palomar Airport to ensure that they comply with the applicable compatibility criteria and policies of the Airport Land Use Compatibility Plan (ALUCP).

PSFS-6.2 - Periodically review and comment on updates to the ALUCP of the McClellan-Palomar Airport to ensure that proposed airport operations do not negatively affect people or property within Vista, especially if the safety zones are extended into Vista as a result of increased airport operations.

7.1.7 Disaster-Resistant Development

Disaster-resistant development in the City of Vista focuses on creating a resilient community capable of withstanding natural and human-made hazards. By integrating hazard mitigation strategies into land use planning, building codes, and construction practices, Vista aims to minimize risks to life, property, and infrastructure. This involves identifying and assessing potential hazards specific to the area, implementing stringent building standards to enhance structural resilience, and promoting sustainable land use policies. These efforts ensure Vista's ability to recover swiftly from disasters, fostering long-term safety and sustainability for its residents.

PSFS-7.0 Promote disaster-resistant development.

PSFS-7.1 - Develop and implement a program to retrofit public buildings within the City that do not meet current building and safety codes and roadways that do not meet road standards.

PSFS-7.2 - Coordinate with San Diego County and Caltrans to identify and correct any structural deficiencies of bridges or overpasses within Vista.

PSFS-7.3 - Evaluate development standards and building codes to determine if higher levels of built-in hazard protection (such as fire protection, fire resistance, earthquake resistance, etc.) are appropriate for new development types, uses, densities, and intensities.

PSFS-7.4 - Continue the practice of having departments provide information pertaining to hazard reduction requirements and measures through the pre-application and development review process.

PSFS-7.5 - Ensure that all residential, commercial and industrial construction and development complies with the statewide Fire Safe Regulations (see CCR, Title 14, Sections 1270 et seq.) relating to roads, water, signing and fuel modification.

PSFS-7.6 - Use public and private funding, where available, to the greatest extent practical to assist private landowners in implementing defensible space and building retrofits to achieve a low-risk condition.

PSFS-7.7 - Ensure public and private landowners minimize the risk of wildfire moving from wildland areas to developed properties, or from property to property, by increasing structural hardening measures (e.g., fire-rated roofing and fire-resistant construction materials and techniques), maintaining and improving defensible space on site, and supporting vegetation management in adjacent undeveloped areas.

7.1.8 Criminal Activity

In Vista, addressing criminal activity is crucial for ensuring the safety and well-being of the community. The City continues to focus on proactive measures to prevent crime, enhance law enforcement effectiveness, and foster community partnerships.

As seen in Table PSFS-1, overall crime in the City of Vista has remained much the same over the past three years, with fluctuations in certain crime index categories. Total crimes against persons, which include offenses such as murder and aggravated assault, saw the least change between 2021-2023. Total crimes against property experienced an increase in offenses in 2022 but fluctuated to below 2021 levels by 2023. Total crimes against society saw the largest increase in offenses, rising from 1,146 offenses in 2021 to 1,306 offenses in 2023. The policies below focus on reducing criminal activity and opportunities for criminal activity to protect the Vista community.

PSFS-8.0 Reduce crime and opportunities for crime and protect persons and property from criminal activity.

PSFS-8.1 - Continue to encourage developers and builders to coordinate with the Sheriff's Department to incorporate building and site design techniques that reduce crime, such as utilizing Crime Prevention through Environmental Design (CPTED) design strategies.

PSFS-8.2 - Increase safety and security in public places and mitigate the perception of blight or crime by providing adequate lighting, maintaining public property and right-of way, maintaining landscaping to maximize visibility and reduce hiding places, and conducting regular police and volunteer (crime watch) patrols.

PSFS-8.3 - Continue to support the Community Oriented Policing concept to reduce and prevent crime.

PSFS-8.4 - Discourage approvals of new liquor stores or other retailers that sell alcohol for off-site consumption in target areas (e. g., high crime areas, near schools, etc.).

PSFS-8.5 - Monitor the retail sales of cannabis within City boundaries

7.1.9 Climate Change Adaptation and Resiliency

Climate Change Effects

Preparing for the future impacts of climate change is a complex challenge. Together with the City's Climate Action Plan (CAP), the City has an established adaptation strategy to enhance adaptation and resilience to the effects of climate change. As global temperatures rise, Vista is predicted to experience a range of climate change related effects including changes in average temperatures (maximum and minimum), and annual precipitation amounts. Secondary impacts, which may also occur because of individual changes or a combination of these changes, include changed seasonal patterns; heat wave frequency; intense rainstorms; landslides; drought; wildfire; and reduced snowpack.

Annual average maximum temperatures in the City are projected to increase between 4.5°F and 6.9°F by the end of this century than they are today, and the increase in temperature will likely result in secondary impacts including changed seasonal patterns, heat wave frequency and diminished air quality in addition to increased rainfall intensity and likelihood of flooding, more frequent wildfires, and more extreme weather events.

Urbanized areas can experience higher temperatures, greater pollution, and negative health effects, especially during summer months, when compared to communities that are more rural. This phenomenon is known as the Urban Heat Island Effect (UHIE). Urban heat islands are created by a combination of

heat-absorptive surfaces (e.g., dark pavement and roofing), heat-generating activities (e.g., automobile engines and industrial generators), and the absence of vegetation and "green spaces" (which provides evaporative cooling). During periods of high temperatures, asphalt and darker surfaces tend to absorb and retain heat for longer periods, resulting in increased daytime temperatures and reduced nighttime cooling (as retained heat is released from these surfaces). The UHIE can affect a City in several ways, including increased energy demand for cooling, decreased ambient air quality, and increased heat-related public health risks such as heat stroke, dehydration, and exposure to degraded air quality.

Adaptation Strategies

The City of Vista's adaptation strategies will help the City governmental operations and its residents adapt to the current and future impacts of climate change while improving community resilience. These strategies are incorporated here, pursuant to the requirements of Senate Bill 379 (Statutes of 2016), as also identified in the City's CAP, to comprehensively integrate climate adaptation planning efforts into all of the City's relevant plans, policies, and programs. Adaptation strategies are classified into four categories as follows:





Adaptation Strategy 1: Prepare for Increases in Temperatures and Extreme Heat Events

Rising temperatures caused by climate change will exacerbate the UHIE and increase the frequency and duration of extreme heat events. The City will implement the following measures to mitigate health effects from extreme heat events and the effects of the UHIE to protect its populations, functions, and structures:

Measure TEMP-1: Work with local agencies, businesses, and institutions to increase the number of “Cool Zones” and improve access to residents vulnerable to extreme heat such as small children, people with chronic diseases, low-income populations, outdoor workers, and especially the elderly. These measures could decrease incidents of common heat-related health effects such as dehydration, heat cramps, heat exhaustion, and hospitalizations related to these effects.

Measure TEMP-2: Incorporate green infrastructure elements into new and existing infrastructure to mitigate the effects of the UHIE by reducing areas of heat-absorbing paved surfaces and increasing landscaped areas with planted vegetation. Examples of green infrastructure include cool pavements (e.g., porous pavement and light-colored pavement), street trees and climate-appropriate landscaping, cool roofs, and the creation of additional green space. These actions could decrease occurrences of heat-related illness, improve air quality, and lower energy costs associated with indoor cooling.

Measure TEMP-3: Increase public outreach and educational programs to inform the public of the health risks associated with extreme heat events (e.g.,

community alert/notification system could be used for public updates regarding heat waves or air quality advisories). Alongside general outreach, particular focus would be given to educating populations vulnerable to extreme heat such as children, those who are socioeconomically disadvantaged, people who work outside (e.g., construction workers, agricultural workers, etc.), and the elderly. These measures could decrease incidents of heat-related illnesses and hospitalizations.

Measure TEMP-4: Promote the use of passive cooling design (e.g. appropriate building orientation, appropriate shade tree selection and location, window shading, cool roofs, etc.) and use the California Green Building Standards Code (CALGreen) voluntary measures for residential and nonresidential buildings to improve energy efficiency. Other energy efficient measures (e.g., whole house fans, energy efficient air-conditioning units, etc.) should be encouraged in new development within the City to reduce demand for air conditioning and help reduce energy costs.

Measure TEMP-5: Promote the use of solar carports on new and existing surface parking lots to mitigate heat absorption and increase shaded areas for the City’s population. Implementation priority would be given to city-owned parking lots (including the Civic Center) to serve as example solar carports. Solar carports would additionally provide GHG-reducing co-benefits by increasing distributed solar generation and, if electric vehicle charging stations are added, improving charging accessibility.

Measure TEMP-6: Identify and reassess local and regional climate change vulnerabilities every five years to review and revise the adaptation strategies of the

Climate Action Plan (CAP). This measure would improve the knowledge base of the health-heat connection.

Measure TEMP-7: Explore the use of a coordinated community alert/notification system for public updates regarding heat or air quality advisories. This measure could decrease incidents of heat-related illnesses and hospitalizations.

Measure TEMP-8: Work with the North County Transit District (NCTD) to incorporate and expand shading of bus stops (e.g., shade structures, cool roofs, cool pavement, street trees, etc.) along major routes. These measures could decrease incidents of common heat-related health effects such as dehydration, heat cramps, heat exhaustion, among residents vulnerable to extreme heat.

Measure TEMP-9: Promote climate-adaptive design (e.g., cool roofs, etc.) of buildings, public areas, and infrastructure. This action would help to reduce reliance on mechanical cooling and energy use.

Adaptation Strategy 2: Prepare for Changes in Precipitation Patterns and Water Supply

The Vista Irrigation District (VID) provides potable water to the City and receives both imported and local water to supply its customers. Because of climate change, the City's reliance on various regional water resources, including the SDCWA, will remain a critical issue in adapting to increased periods of drought. Considering the potential decrease in regional water resources available to the City due to decreases in annual precipitation and an overall reduction in the spring snowpack in the Sierra Nevada Mountains, the City will implement the following measures to increase the community's adaptation and resilience concerning water supplies:

Measure WATER-1: Coordinate with local and regional water resource agencies (e.g., VID, SDCWA) to support and improve water conservation efforts and programs for residents. Support educational outreach to residents, especially populations vulnerable to climate change, on how best to conserve water and reduce water demand.

Measure WATER-2: Expand upon the City's existing Water Efficient Landscape Regulation to promote the use of climate appropriate landscaping (e.g., native and drought tolerant landscaping, etc.) to reduce demand for potable water resources among City residents. Promote available rebate programs such as VID's residential Turf Replacement Program or Device Rebates (e.g., Soil Moisture Sensor System, etc.).

Measure WATER-3: Work with VID to evaluate current and future opportunities to use groundwater and/or well water for landscape irrigation of City facilities such as parks.

Adaptation Strategy 3: Prepare for Increased Flood Risk

Extreme precipitation events can lead to flooding, and other damaging events. The City will implement the following proposed measures to help the City and prepare for increased flood risk:

Measure FLOOD-1: Promote coordination with relevant agencies such as the Federal Emergency Management Agency (FEMA), CalOES, and the VFD to identify, plan, and prepare necessary emergency services required to contend with flooding events including evacuation services, flood management services, and recovery services.

Measure FLOOD-2: Conduct a comprehensive assessment of all public stormwater and wastewater infrastructure in the City and analyze how this infrastructure may be affected or compromised by increased risk of flooding events.

Measure FLOOD-3: Continue to promote and/or engage in local and regional ecosystem restoration efforts that will result in increased climate resiliency for flooding events within the City.

Measure FLOOD-4: Continue to seek grants and other sources of funding, including the State Integrated Regional Water Management Grant Program and mitigation opportunities, to enhance flood control and improve water quality.



Adaptation Strategy 4: Prepare for Increased Wildfire Risk

Like many communities in the region, the City will likely experience increased wildfire risk in the future. The City will implement the following measures - focused on key areas within the City - that are most vulnerable to wildfire risk, such as residences and businesses that are located in the UWI to address increased wildfire risk:

Measure FIRE-1: Explore the use of a new coordinated community alert/notification system for wildfires.

Measure FIRE-2: Monitor/control invasive species by encouraging the removal of eucalyptus and other non-native vegetation from the wildland-urban interface.

Measure FIRE-3: Monitor new wildfire-related laws and regulations from the state legislation and incorporate applicable regulations into the City's Municipal and Development codes.

Measure FIRE-4: Continue to work to implement all strategies in the City's current SDMHMP and identify new strategies to explore in the next update.

Measure FIRE-5: Explore funding opportunities to protect, preserve, and restore native habitats.



7.3 Public Facilities and Services

7.3.1 Fire Protection and Emergency Medical Services

Vista Fire provides fire protection services to the City of Vista and the Vista Fire Protection District, which includes 17.5 miles of unincorporated San Diego County primarily to the north and east of the City, as seen. The total service area for Vista Fire is 36.5 square miles and the total population served is approximately 120,533 residents.¹⁰

The Fire Department is a full-service department, providing services ranging from fire prevention and suppression to emergency medical services, technical rescue, and hazardous materials mitigation. Operating from six strategically located fire stations, Vista Fire provides service to both residents and businesses. The policies below aim to continue to provide quality fire protection and emergency services (EMS), and continue to coordinate effectively with State, County and local emergency organizations.

PSFS-9.0 Continue to provide fire protection and related emergency services to protect persons and property from fire and other community hazards.

PSFS-9.1 - Ensure that the Vista Fire Department has sufficient capacity, stations, personnel, and equipment to meet planned needs within the City and the Vista Fire Protection District.

PSFS-9.2 - Achieve an eight minute and 55 seconds total response time 90 percent of the time.

PSFS-9.3 - Periodically update the Standards of Response Cover Analysis to evaluate the response time standard, staffing, station locations, and equipment placing relative to call loading, access impediments, and community risks and expectations.

PSFS-9.4 - Evaluate traffic calming proposals to ensure minimum impacts to emergency service response times.

PSFS-9.5 - Place all utility and other service wires underground, with highest priority given to areas of Vista that are most prone to wildfire hazards.

¹⁰ City of Vista (2021). Fire Department. City of Vista, California

PSFS-10.0 Through coordination with State, County, and local Emergency Medical Services Association, provide local control and oversight of pre-hospital emergency medical care through Advanced Life Support Services.

PSFS-10.1 - Maintain service levels in compliance with State and County protocols.

PSFS-10.2 - Conduct community -wide awareness and education efforts for healthy living, disaster planning, public health issues, and injury prevention.

PSFS-10.3 - Permit private ambulance providers to ensure safe practice, minimize Code Three travel in the City and District, and identify available ambulance resources.

PSFS-10.4 - Encourage and support AED (Automated External Defibrillation) programs.

PSFS-10.5 - Present and support CPR training throughout the City workforce and community.

PSFS-10.6 - Provide and/or oversee emergency medical ground transport.

PSFS-10.7 - Provide and maintain Paramedic Assessment engines seven days a week.

PSFS-10.8 - Assure compliance with policies, procedures and protocols for medical control as established by San Diego County EMS.

PSFS-10.9 - Ensure secure patient record keeping that complies with the Health Insurance Portability and Accountability Act (HIPAA) and confidentiality regulations.

7.3.2 Law Enforcement

Police protection for Vista and the Sphere of Influence is provided by the San Diego County Sheriff's Department, which maintains a main station (325 South Melrose Dr, Suite 210) and two substations within the City.

There are more than 120 sworn, professional, and volunteer staff members that ensure the safety and security of those living, working, and visiting Vista. Services provided in Vista include general patrol, investigations, narcotics and gang investigations, crime prevention, juvenile intervention, community policing, and administrative services.

PSFS-11.0 Continue to provide an adequate level of law enforcement services to protect persons and property from criminal activity and provide a safe community environment.

PSFS-11.1 - Ensure that the City maintains acceptable ratios of law enforcement personnel per population.

PSFS-11.2 - Continue to provide facilities that support community policing and expand opportunities as they arise.





7.3.3 Sanitary Sewer System

The City of Vista operates and maintains both the City of Vista Sanitation District, which serves approximately 16,000 parcels within the City, and the Buena Sanitation District, a former County sanitation district that serves over 5,300 parcels within the City and portions of the unincorporated county to the southeast as seen in Figure PSFS-8. The City of Vista owns and operates over 215 miles of sewer collection pipeline serving approximately 16,000 parcels and conveying approximately 5.3 million gallons of wastewater per day. Although each sewer collection district is its own entity, all sewage goes to the Encina Wastewater Authority (EWA), a public agency that provides wastewater treatment service to residents in northwestern San Diego County.

The City of Vista also owns one pump station, the Raceway Pump Station, and shares ownership and operation of two large capacity pump stations (Agua Hedionda and Buena Vista Pump Stations) and associated pipelines with the City of Carlsbad. The Sewer Master Plan was updated in 2024 by the City of Vista and provides an updated inventory, a condition and capacity deficiency report, and recommended improvements.

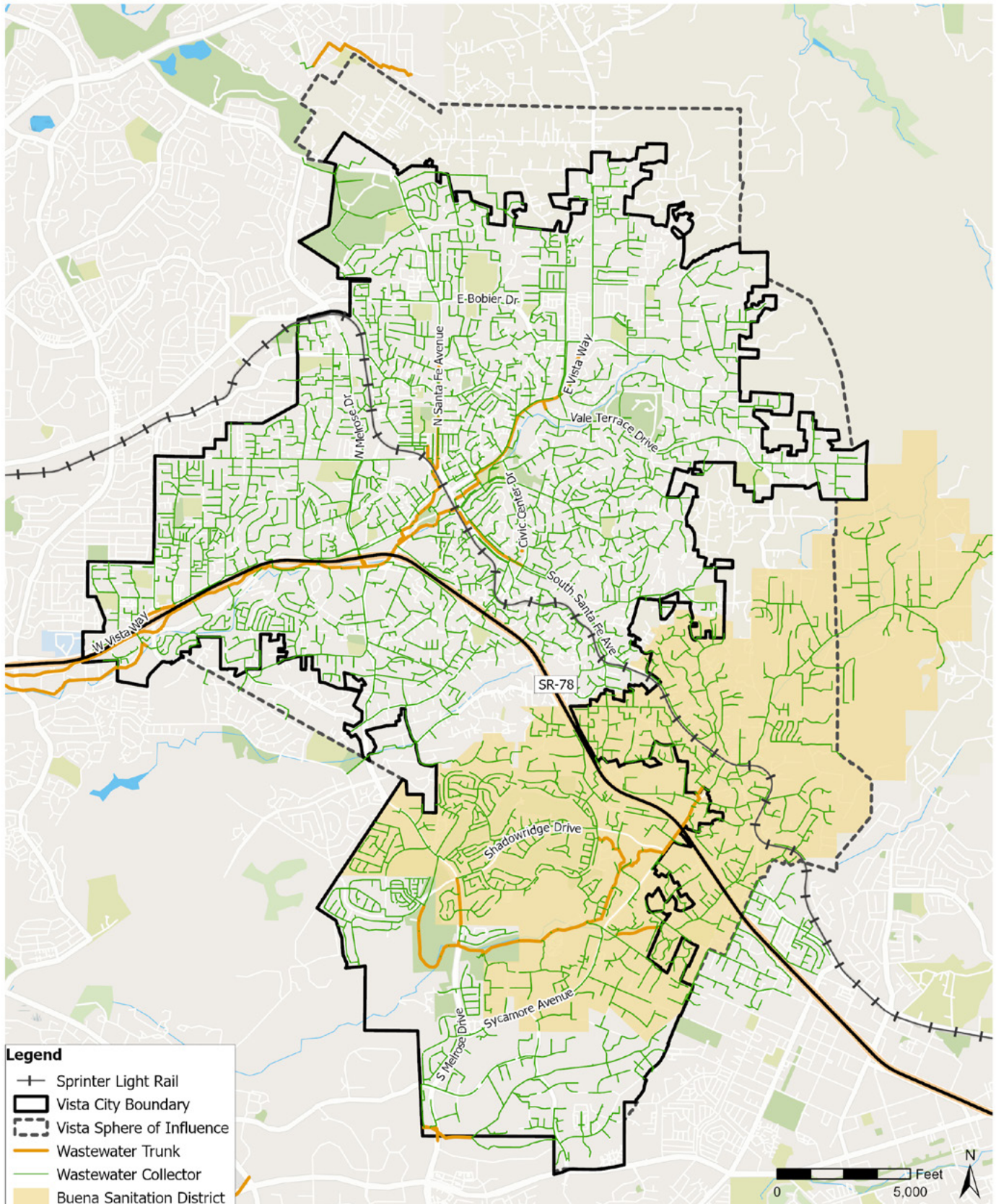
The City of Vista's Public Works department maintains City-owned portions of the stormwater system. Typical operation and maintenance activities include inspection and cleaning of catch basins (storm drain inlets) and large, improved drainage structures; and mowing of drainage swales and ponds.

PSFS-12.0 Continue to provide sanitary sewer facilities to accommodate the safe, efficient, and cost-effective disposal of waste, commensurate with existing and proposed development.

PSFS-12.1 - Periodically update the Sewer Master Plan when necessitated by changes in District conditions and/or State regulations.

PSFS-12.2 - Utilize updated management tools to efficiently manage operations and maintenance (O&M) and capital improvement projects, and more equitably assess rates and connection fees.

PSFS-12.3 - Implement prioritized projects for inclusion in the CIP within the recommended time frames to address all known deficiencies and minimize sanitary sewer overflows (SSOs).

Figure PSFS-8: Sanitary Sewer Infrastructure

Source: Esri, USGS, SanGIS, City of Vista

7.3.4 Drainage Facilities

Stormwater drainage conveyance within the City of Vista occurs in a variety of storm drainpipes, culverts, and channels that together comprise the storm drain system. Water that enters storm drain systems (rain, irrigation runoff, natural groundwater seepage, and other sources of water) flows to local creeks and other water bodies without first being directed to a traditional treatment plant. Requirements for new development and redevelopment to include structural features to treat pollutants in storm water runoff have been in place since 2001. The City of Vista drainage facilities can be seen on Figure PSFS-9.

PSFS-13.0 Continue to provide drainage facilities to adequately collect surface runoff to mitigate flooding and improve water quality.

PSFS-13.1 - Ensure that the storm drain system is adequate to accommodate intensification and /or redevelopment of uses as identified in the Land Use and Community Identity Element.

PSFS-13.2 - Develop and periodically update a Drainage Master Plan, including Storm Drain Master Plans (SDMPs) for each of the watersheds.

PSFS-13.3 - Monitor, maintain, and update as appropriate established minimum standards and design criteria for the safe and efficient collection of surface runoff.

PSFS-13.4 - Implement prioritized projects from the SDMPs for inclusion in the CIP.

7.3.5 Water Supply

The City's water is supplied by the Vista Irrigation District (VID). The VID provides water to much of northern San Diego County, also provides water to portions of including the City of Vista, portions of San Marcos, Escondido, Oceanside, and some unincorporated areas as seen in Figure PSFS-6. VID's supply comes from imported water from the San Diego County Water Authority, including desalinated seawater produced at the Claude "Bud" Lewis Carlsbad Desalination Plant, and local water from its Lake Henshaw facilities. Most of CWA's water supply is from the Metropolitan Water District.

The Escondido-Vista Water Treatment Plant, jointly owned by the City of Escondido and VID, was

constructed in 1976 and has the capacity to produce 75 million gallons of potable water per day.

Municipal and industrial uses currently constitute approximately 95 percent of the VID's water consumption. The remaining five percent is attributable to agricultural water use, primarily for irrigation of groves and nursery products. The City of Vista water supply can be seen on Figure PSFS-10.

PSFS-14.0 Continue to ensure that the City has an adequate, safe, and reliable water supply to meet the existing and planned needs of the community.

PSFS-14.1 - Coordinate with the Vista Irrigation District (VID) to update its Urban Water

Management Plan during the regular update cycle.

PSFS-14.2 - Coordinate with VID to conduct assessments of water supply to determine if water supplies are adequate to serve the demand generated by projects.

PSFS-14.3 - Promote water conservation programs and use of recycled water to reduce Vista's demand for potable water.

7.3.6 Other Public Facilities

In addition to the public facilities and infrastructure already described, the efficient provision of public services is dependent upon support facilities, including the City's Civic Center and maintenance and warehousing facilities. Although not considered "essential" public facilities, amenities such as entry signs, community identifiers, public art, and street furniture serve an important public function by promoting community identity and pride, and market Vista as a good place to live, work, and invest.

PSFS-15.0 Provide and maintain public facilities, including the Civic Center, maintenance and warehouse facilities, as well as City welcome signs and other community identifiers, to serve the citizens of Vista and meet their existing and anticipated needs.

PSFS-15.1 - Provide public facilities that increase the efficiency and effectiveness of City operations and service delivery, and provide user - friendly citizen access.

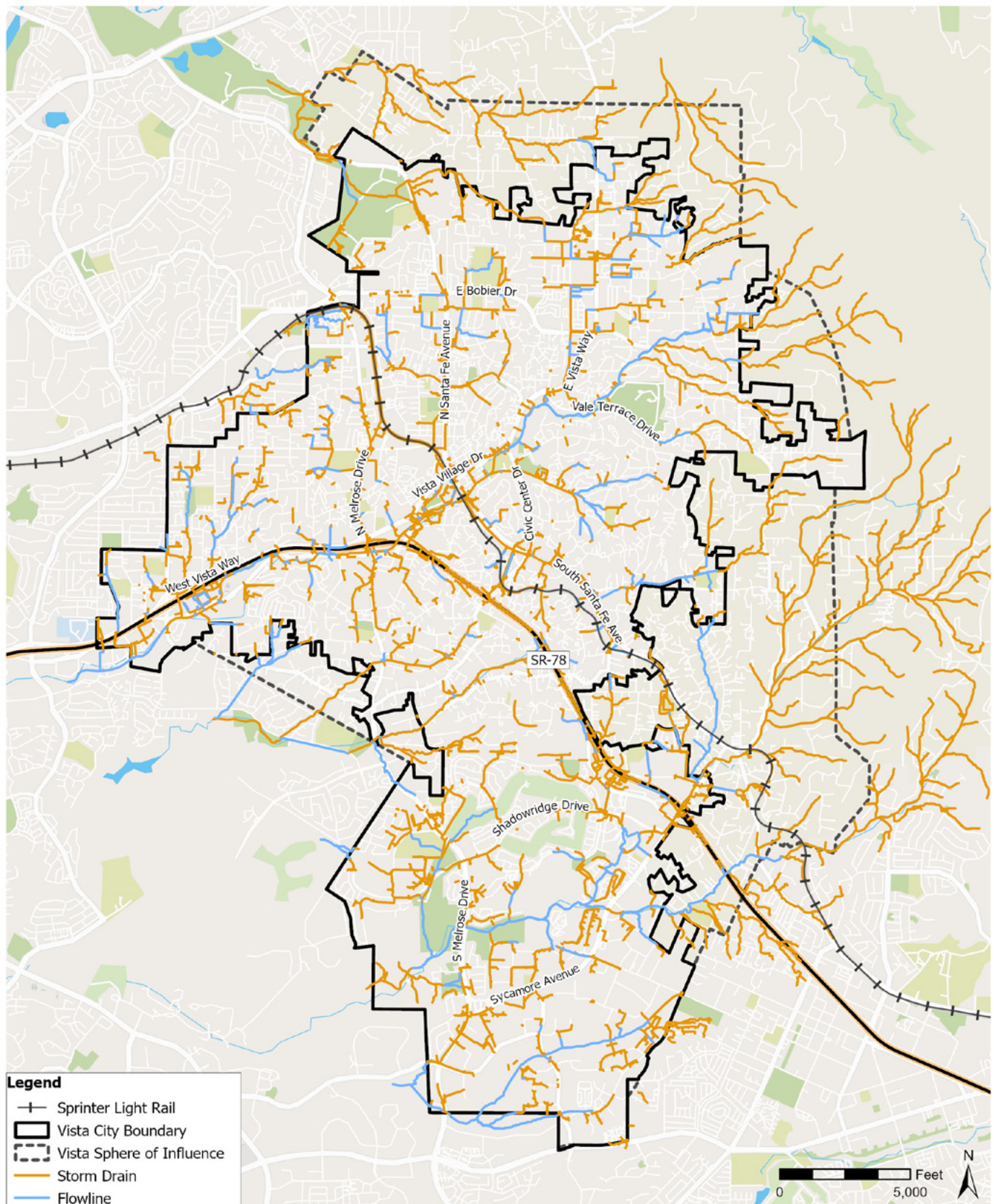
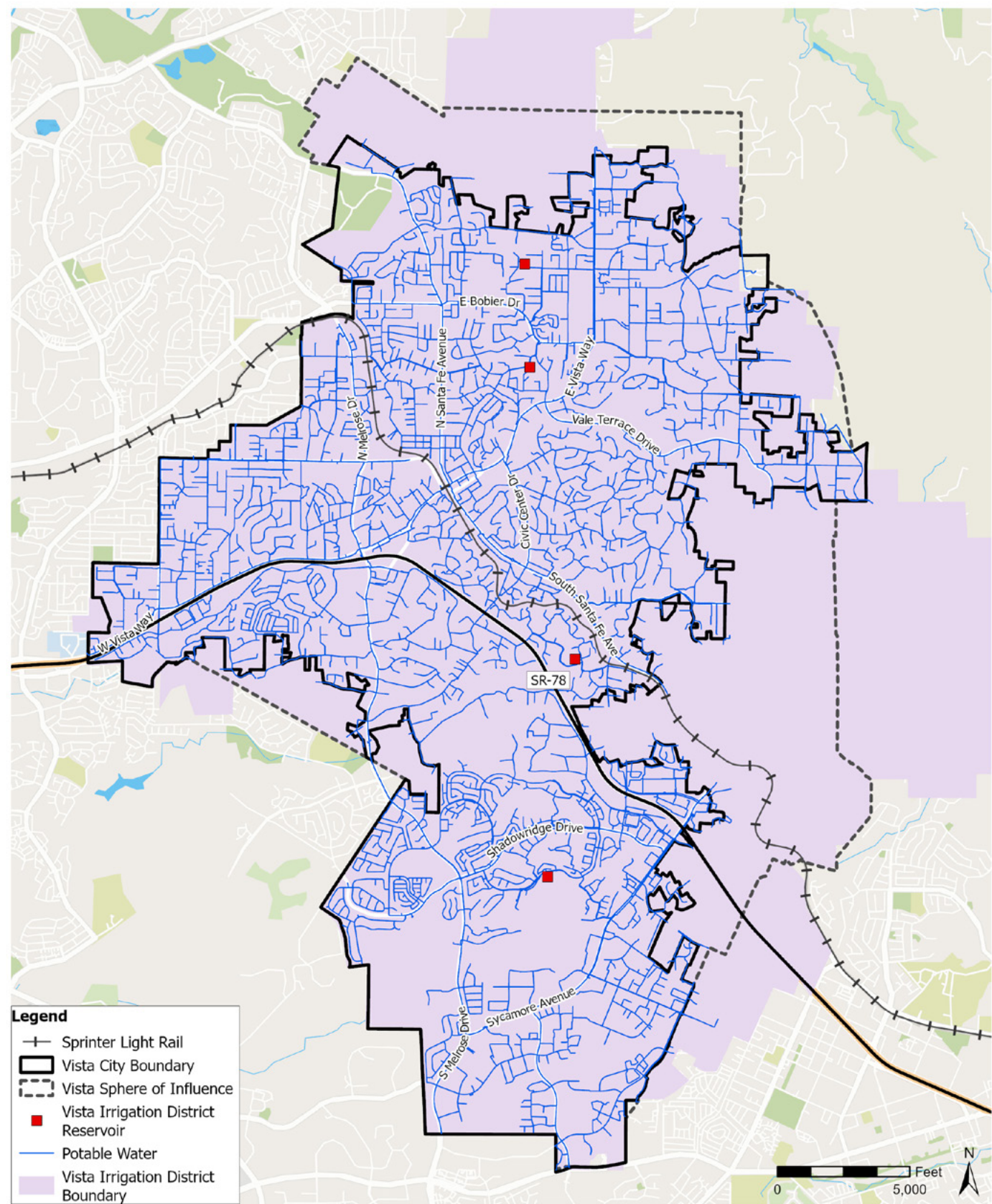
Figure PSFS-9: Drainage Infrastructure

Figure PSFS-10: Water Supply



Source: Esri, USGS, SanGIS, City of Vista

PSFS-15.2 - Maintain the quantity and quality of public facilities to serve the long-term needs of Vista's citizens, including consideration of population size and demand.

PSFS-15.3 - Design and construct new public facilities utilizing green building techniques and achieve Leadership in Energy and Environmental Design (LEED) certification.

PSFS-15.4 - As older public facilities are renovated, design and construct the renovations to incorporate green building techniques.

7.3.7 Coordinated Planning and Financing for Public Facilities and Services

The City will use Vista 2050 and various studies to identify necessary projects that ensure community health, safety, and welfare; support land uses; correct deficiencies; and comply with regulations. In addition, Section 65401 of the California Government Code requires proposed public works projects be reviewed annually for conformity with the general plan. Once the needs are identified, the City must prioritize, fund, and implement them in a timely, cost-effective, and responsible manner. This is accomplished through the City's annual budgeting and Capital Improvement Program process, which provides opportunity for citizen input and guides decision-makers while helping them set priorities.

PSFS-16.0 Provide and maintain public infrastructure and utilities that support

PSFS-16.1 - Evaluate existing public infrastructure and utilities to determine deficiencies and identify ongoing maintenance and/or replacement needs, and prioritize and implement them through the Capital Improvement Program and Operations and Maintenance investment.

PSFS-16.2 - Ensure that private development provides its fair share of the cost of public services, improvements, and operations through the application of development impact fees, assessment districts, and/or other appropriate means.

PSFS-16.3 - Review and update Development Impact Fees to ensure adequate public facilities and services are funded to serve new development.

PSFS-16.4 - Utilize the sales tax revenue from Proposition L, the Vista Vital Services Restoration and Protection Measure, to fund community priorities as per input from citizens and direction from the Sales Tax Oversight Committee.

PSFS-16.5 - Continue offering incentives (such as reducing impact fees, providing Development Impact Fee credits to assessment districts for infrastructure improvements, etc.) on a case-by-case basis for proposed commercial or industrial development that can demonstrate the ability to significantly mitigate development impacts through improvement to the economic base of the City, such as sales tax, transient occupancy tax, and job creation.



Table PSFS-2: Summary of Goals and Policies

PSFS-1.0 (E)	Prepare for and provide adequate and effective emergency response services to respond to natural and human-made emergencies and disasters, and acts of terrorism.
PSFS-1.1 (E)	Maintain compliance with the federal National Incident Management System (NIMS) and State Standardized Emergency Management System (SEMS).
PSFS-1.2 (E)	Update City Emergency Operations Plans to include coordination with Countywide Operations Plans.
PSFS-1.3 (E)	Periodically update the Continuity of City Government Plan to ensure the City continues its essential operations in case of a natural or human-made disaster or catastrophic event.
PSFS-1.4 (E)	Provide and support community education, outreach, and training programs to increase public awareness of natural and human-made emergencies and disasters, particularly for vulnerable communities, including translating disaster preparedness and response messaging into the community's threshold languages and make available in multiple formats.
PSFS-1.5 (E)	Identify and pursue funding opportunities to develop and implement emergency and disaster preparedness activities and programs.
PSFS-1.6 (E)	Identify and post emergency evacuation routes on the City's website and in public locations.
PSFS-1.7 (N)	Ensure completeness and availability of identified emergency supplies and resources to all segments of the population, focusing especially on vulnerable communities, including but not limited to temporary shelter or housing, and items such as medical supplies and services, water main repair parts, generators, pumps, sandbags, road clearing, and communication facilities.
PSFS-2.0 (E)	Reduce damage, losses, and the risk to the community caused by seismic and other geologic hazards.
PSFS-2.1 (E)	Design critical public facilities that will function after a major earthquake.
PSFS-2.2 (E)	Encourage seismic strength evaluations of critical facilities in Vista, such as schools and public infrastructure, to identify vulnerabilities and develop actions to upgrade them to meet current seismic standards.
PSFS-2.3 (E)	Discourage development in areas of known slope instability and/or high landslide risk.
PSFS-2.4 (E)	Promote earthquake preparedness within the community by providing information and participating in earthquake awareness programs.
PSFS-2.5 (R)	In areas subject to mudflows and located near development, and where wildfires have removed stabilizing vegetation, implement measures to reduce the likelihood of inundation from mudflows.
PSFS-3.0 (E)	Reduce damage, losses, and the risk to the community from flooding, other forms of severe weather, dam inundation, and other hydrologic hazards.
PSFS-3.1 (E)	Disallow sensitive land uses, including but not limited to hospitals, schools, nursing homes, retirement communities, and day care centers within the 100-year floodplain.
PSFS-3.2 (E)	Ensure that any alterations of the natural floodplain, stream channels, and natural protective barriers do not impede or unnaturally redirect floodwaters, increase flood hazards in other areas, or result in increased flood damage.
PSFS-3.3 (E)	Evaluate and make improvements to inadequate storm drain systems, including channels, drains, catch basins, pipes, and inlets, to ensure capacity for maximum runoff flows.
PSFS-3.4 (E)	Identify surface water drainage obstructions for all parts of the City and develop and implement mitigation actions.

PSFS-3.5 (E)	Support or undertake creek corridor restoration projects that manage flooding while restoring native plant species, wildlife habitats, and watersheds.
PSFS-4.0 (E)	Protect life, property, and the environment from structural, wildland- urban, and wild-land fire damage.
PSFS-4.1 (R)	Require development or projects within very high, high, or moderate fire zones, as designated by the City's Fire Hazard Severity Zones Map, to comply with regulations and/or implement measures to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures.
PSFS-4.2 (E)	Conduct community-wide awareness and education efforts concerning defensible space planning, maintenance, ignition-resistant construction, and landscaping techniques, with a focus on the areas within the Very High Fire Hazard Severity Zone.
PSFS-4.3 (R)	Consult and coordinate with the Vista Fire Protection District and the County in order to support local fire hazard planning and to ensure that development within fire hazard areas in the SOI complies with site design and property maintenance standards to reduce the risk of wildfires.
PSFS-4.4 (R)	Maintain the City's Vegetation Management Program to reduce wildfire hazards in urban and semi-urban areas within Vista.
PSFS-4.5 (N)	Address the needs of vulnerable communities in Vista by prioritizing measures to reduce disproportionate wildfire-related health and safety risks in all communities.
PSFS-4.6 (N)	Ensure that all new and existing residential development in hazard-prone areas has at least two clearly defined emergency evacuation routes, and where two routes are not currently available, identify and prioritize infrastructure improvements, emergency preparedness measures, and funding strategies to enhance evacuation safety.
PSFS-4.7 (N)	Prohibit new residential developments within VHFHSZ, unless it can be demonstrated that the project incorporates fire-resistant design, construction techniques, and enhanced fire protection measures that reduce risk to acceptable levels.
PSFS-4.8 (N)	Ensure all new essential public facilities are located outside the Very High Fire Hazard Severity Zone, when feasible.
PSFS-4.9 (N)	Ensure all re-development in the Very High Fire Hazard Safety Zone complies with current building codes.
PSFS-4.10 (N)	Conduct a comprehensive fire risk assessment before any redevelopment begins after a large fire.
PSFS-4.11 (N)	Require fire protection plans for any new development in the Very High Fire Severity Zones.
PSFS-4.12 (N)	Ensure the City's water supply meets future fire suppression needs.
PSFS-4.13 (N)	Ensure defensible space around structure in fire hazard area consists of 100 feet of fuel medication on each side.
PSFS-4.14 (N)	Require ongoing maintenance of vegetation clearance along public and private roads to reduce wild-fire risk and maintain safe emergency access.
PSFS-5.0 (E)	Provide for the safe use and disposal of hazardous materials and wastes to protect life and property from exposure.
PSFS-5.1 (E)	Continue to enforce provisions under the zoning ordinance regulating the location of facilities that use, produce, or store hazardous materials or wastes.
PSFS-5.2 (E)	Educate residents about waste-disposal options and the consequences of illegal disposal in order to reduce the generation of household hazardous waste and the amount of such waste that is disposed of inappropriately.

PSFS-5.3 (E)	Require all businesses that generate, handle, use, or dispose of hazardous materials or wastes to post placards in compliance with National Fire Protection Association (NFPA) section 704 requirements.
PSFS-5.4 (E)	Promote the continued operation of the Household Hazardous Waste collection facility to serve the citizens of Vista.
PSFS-6.0 (E)	Protect persons and property from hazards related to airport operations.
PSFS-6.1 (E)	Evaluate new development proposals within the Airport Influence Areas (AIAs) of the McClellan-Palomar Airport to ensure that they comply with the applicable compatibility criteria and policies of the Airport Land Use Compatibility Plan (ALUCP).
PSFS-6.2 (E)	Periodically review and comment on updates to the ALUCP of the McClellan-Palomar Airport to ensure that proposed airport operations do not negatively affect people or property within Vista, especially if the safety zones are extended into Vista as a result of increased airport operations.
PSFS-7.0 (E)	Promote disaster-resistant development.
PSFS-7.1 (E)	Develop and implement a program to retrofit public buildings within the City that do not meet current building and safety codes and roadways that do not meet road standards.
PSFS-7.2 (E)	Coordinate with San Diego County and Caltrans to identify and correct any structural deficiencies of bridges or overpasses within Vista.
PSFS-7.3 (R)	Evaluate development standards and building codes to determine if higher levels of built-in hazard protection (such as fire protection, fire resistance, earthquake resistance, etc.) are appropriate for new development types, uses, densities, and intensities.
PSFS-7.4 (E)	Continue the practice of having departments provide information pertaining to hazard reduction requirements and measures through the pre-application and development review process.
PSFS-7.5 (N)	Ensure that all residential, commercial and industrial construction and development complies with the statewide Fire Safe Regulations (see CCR, Title 14, Sections 1270 et seq.) relating to roads, water, signing and fuel modification.
PSFS-7.6 (N)	Use public and private funding, where available, to the greatest extent practical to assist private landowners in implementing defensible space and building retrofits to achieve a low-risk condition.
PSFS-7.7 (N)	Ensure public and private landowners minimize the risk of wildfire moving from wildland areas to developed properties, or from property to property, by increasing structural hardening measures (e.g., fire-rated roofing and fire-resistant construction materials and techniques), maintaining and improving defensible space on site, and supporting vegetation management in adjacent undeveloped areas.
PSFS-8.0 (E)	Reduce crime and opportunities for crime, and protect persons and property from criminal activity.
PSFS-8.1 (R)	Continue to encourage developers and builders to coordinate with the Sheriff's Department to incorporate building and site design techniques that reduce crime, such as utilizing Crime Prevention through Environmental Design (CPTED) design strategies.
PSFS-8.2 (R)	Increase safety and security in public places and mitigate the perception of blight or crime by providing adequate lighting, maintaining public property and right-of way, maintaining landscaping to maximize visibility and reduce hiding places, and conducting regular police and volunteer (crime watch) patrols.
PSFS-8.3 (R)	Continue to support the Community Oriented Policing concept to reduce and prevent crime.
PSFS-8.4 (R)	Discourage approvals of new liquor stores or other retailers that sell alcohol for off-site consumption in target areas (e. g., high crime areas, near schools, etc.).
PSFS-8.5 (N)	Monitor the retail sales of cannabis within City boundaries.

PSFS-9.0 (E)	Continue to provide fire protection and related emergency services to protect persons and property from fire and other community hazards.
PSFS-9.1 (E)	Ensure that the Vista Fire Department has sufficient capacity, stations, personnel, and equipment to meet planned needs within the City and the Vista Fire Protection District.
PSFS-9.2 (R)	Achieve an 8 minute and 55 seconds total response time 90 percent of the time.
PSFS-9.3 (E)	Periodically update the Standards of Response Cover Analysis to evaluate the response time standard, staffing, station locations, and equipment placing relative to call loading, access impediments, and community risks and expectations.
PSFS-9.4 (N)	Evaluate traffic calming proposals to ensure minimum impacts to emergency service response times.
PSFS-9.5 (R)	Place all utility and other service wires underground, with highest priority given to areas of Vista that are most prone to wildfire hazards.
PSFS-10.0 (E)	Through coordination with State, County, and local Emergency Medical Services Association, provide local control and oversight of pre-hospital emergency medical care through Advanced Life Support Services.
PSFS-10.1 (E)	Maintain service levels in compliance with State and County protocols.
PSFS-10.2 (E)	Conduct community-wide awareness and education efforts for healthy living, disaster planning, public health issues, and injury prevention.
PSFS-10.3 (E)	Permit private ambulance providers to ensure safe practice, minimize Code Three travel in the City and District, and identify available ambulance resources.
PSFS-10.4 (E)	Encourage and support AED (Automated External Defibrillation) programs.
PSFS-10.5 (E)	Present and support CPR training throughout the City workforce and community.
PSFS-10.6 (E)	Provide and/or oversee emergency medical ground transport.
PSFS-10.7 (E)	Provide and maintain Paramedic Assessment engines seven days a week.
PSFS-10.8 (E)	Assure compliance with policies, procedures and protocols for medical control as established by San Diego County EMS.
PSFS-10.9 (E)	Ensure secure patient record keeping that complies with the Health Insurance Portability and Accountability Act (HIPAA) and confidentiality regulations.
PSFS-11.0 (E)	Continue to provide an adequate level of law enforcement services to protect persons and property from criminal activity and provide a safe community environment.
PSFS-11.1 (E)	Ensure that the City maintains acceptable ratios of law enforcement personnel per population.
PSFS-11.2 (E)	Continue to provide facilities that support community policing and expand opportunities as they arise.
PSFS-12.0 (E)	Continue to provide sanitary sewer facilities to accommodate the safe, efficient, and cost-effective disposal of waste, commensurate with existing and proposed development.
PSFS-12.1 (E)	Periodically update the Sewer Master Plan when necessitated by changes in District conditions and/or State regulations.
PSFS-12.2 (E)	Utilize updated management tools to efficiently manage operations and maintenance (O&M) and capital improvement projects, and more equitably assess rates and connection fees.

PSFS-12.3 (E)	Implement prioritized projects for inclusion in the CIP within the recommended time frames to address all known deficiencies and minimize sanitary sewer overflows (SSOs).
PSFS-13.0 (E)	Continue to provide drainage facilities to adequately collect surface runoff to mitigate flooding and improve water quality.
PSFS-13.1 (E)	Ensure that the storm drain system is adequate to accommodate intensification and/or redevelopment of uses as identified in the Land Use and Community Identity Element.
PSFS-13.2 (E)	Develop and periodically update a Drainage Master Plan, including Storm Drain Master Plans (SDMPs) for each of the watersheds.
PSFS-13.3 (E)	Monitor, maintain, and update as appropriate established minimum standards and design criteria for the safe and efficient collection of surface runoff.
PSFS-13.4 (E)	Implement prioritized projects from the SDMPs for inclusion in the CIP.
PSFS-14.0 (E)	Continue to ensure that the City has an adequate, safe, and reliable water supply to meet the existing and planned needs of the community.
PSFS-14.1 (E)	Coordinate with the Vista Irrigation District (VID) to update its Urban Water Management Plan during the regular update cycle.
PSFS-14.2 (E)	Coordinate with VID to conduct assessments of water supply to determine if water supplies are adequate to serve the demand generated by projects.
PSFS-14.3 (E)	Promote water conservation programs and use of recycled water to reduce Vista's demand for potable water.
PSFS-15.0 (E)	Provide and maintain public facilities, including the Civic Center, maintenance and warehouse facilities, as well as City welcome signs and other community identifiers, to serve the citizens of Vista and meet their existing and anticipated needs.
PSFS-15.1 (E)	Provide public facilities that increase the efficiency and effectiveness of City operations and service delivery, and provide user - friendly citizen access.
PSFS-15.2 (E)	Maintain the quantity and quality of public facilities to serve the long -term needs of Vista' s citizens, including consideration of population size and demand.
PSFS-15.3 (E)	Design and construct new public facilities utilizing green building techniques and achieve Leadership in Energy and Environmental Design (LEED) certification.
PSFS-15.4 (E)	As older public facilities are renovated, design and construct the renovations to incorporate green building techniques.
PSFS-16.0 (E)	Provide and maintain public infrastructure and utilities that support existing and planned land uses and development in a cost - effective and responsible manner.
PSFS-16.1 (R)	Evaluate existing public infrastructure and utilities to determine deficiencies and identify ongoing maintenance and /or replacement needs, and prioritize and implement them through the Capital Improvement Program and Operations and Maintenance investment.
PSFS-16.2 (E)	Ensure that private development provides its fair share of the cost of public services, improvements, and operations through the application of development impact fees, assessment districts, and/or other appropriate means.
PSFS-16.3 (N)	Review and update Development Impact Fees to ensure adequate public facilities and services are funded to serve new development.
PSFS-16.4 (E)	Utilize the sales tax revenue from Proposition L, the Vista Vital Services Restoration and Protection Measure, to fund community priorities as per input from citizens and direction from the Sales Tax Oversight Committee

PSFS-16.5 (E)	Continue offering incentives (such as reducing impact fees, providing Development Impact Fee credits to assessment districts for infrastructure improvements, etc.) on a case-by-case basis for proposed commercial or industrial development that can demonstrate the ability to significantly mitigate development impacts through improvement to the economic base of the City, such as sales tax, transient occupancy tax, and job creation.
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