

LOVELY NEW TREES FOR VISTA

Vista's Public Works Department has carried out a beautification project along Hacienda Drive, planting a number of new trees in the center median and along the sides of the road.



According to Public Works Director Kuna Muthusamy, "We mixed many different species in the corridor. We have also been experimenting with the green irrigation water bags where there is no irrigation infrastructure available."

Many thanks for your work in making our city a lovely place to live!



Celebrate Earth Day!

YOUR NEIGHBORHOOD

Creek to Bay Cleanup

OUR ENVIRONMENT

Saturday, April 22, 2023
Earth Day
9 am to 12 pm

Cleanup Sites Throughout San Diego County

Registrations open April 1, 2023  CreekToBay.org

SPEAKING OF BEAUTIFICATION . . .

The 21st Annual Creek to Bay Cleanup is scheduled on Saturday, April 22 from 9 AM - 12 PM. The City of Vista is hosting the clean-up event at Buena Vista Creek Trail.

Volunteers will meet at the intersection of the three trails off Hacienda Dr, but the closest trail to get there is across the street from Bella Terra apartments (Evelyn Ln) through the gate. Registration opens April 1, 2023, on [Creek to Bay | I Love A Clean San Diego \(cleansd.org\)](https://CreektoBay|ILoveACleanSanDiego.org). For more information, please visit [Buena Vista Creek Trail](https://BuenaVistaCreekTrail.com). If you have any questions, please contact Leila Sadrieh at LSadrieh@cityofvista.com or 760-643-5433.

NOTE FROM THE PRESIDENT — Vista's General Plan Update 2050

INTRODUCTION: the City of Vista is in the process of updating its General Plan to 2050. A **specific site has been created by the City** (<https://vista2050.com>) to provide up-to-date information about the project including ways to participate, links to project documents, contact information for City and consultant staff, and more. Vista, and the surrounding north county San Diego cities are experiencing transformational growth and development that will redefine our communities. The City of Vista General Plan Update provides an opportunity to capitalize on this period of growth and transition. This targeted and focused approach is aimed at preserving the defining characteristics of Vista.

California law requires that each county and city in the state develop and adopt a General Plan which is a comprehensive long-term plan or "blueprint" for the physical development of the city. The General Plan must contain seven (7) state-mandated elements. These are:

1. Land Use
2. Open Space
3. Conservation
4. Housing
5. Circulation
6. Noise
7. Safety

The existing Vista General Plan 2030 includes all state-mandated elements. However, Open Space is included in the Conservation Element and is no longer a standalone element. Additionally, an element titled "Healthy Vista" is included in the General Plan. This is a non-mandated element that discusses the City's healthcare and access to food among other topics.

The General Plan Update provides an opportunity to evaluate what is working well and what needs to be re-evaluated. The City believes the General Plan must reflect the diversity of Vista – creating access and equal opportunity for all.

Vista has developed a series of three in-person workshops across geographic areas of the city to foster Community Engagement. These are:

Workshop #1: Existing Conditions and Visioning - held March 23rd



C4FA recently had its first Quarterly Meeting with San Diego County Officials and D3 Board of Supervisor Terra Lawson Remer's Office.

Three topics were discussed:

- 200 foot runway expansion
- Issues under Landfill Unit #3 (shown in green, partially cut off, on the right of the County's map-east end of the runway),
- Transparency by the County regarding issues at Palomar Airport.

Following is a summary of the discussions:

200 Foot Runway Expansion and EMAS

Passed in 2021, the current McClellan-Palomar Master Plan Update calls for a 200 foot runway extension to be built on the east end of the current runway (right side of the above map near Landfill Unit #3) and EMAS (Engineering Materials Arresting System – like a runaway truck ramp for airplanes) on the west end of the runway (left end of the runway on the above map).

The Palomar Airport Manager reported to C4FA that the project is expected to be designed in 2024, with the Environmental reports completed then as well. The target construction date is in 2027, if funding can be obtained for the project.

Landfill Unit 3 Methane Gas Issues

The landfill issue is ongoing and complicated, and believe us, we are on it. In short:

- The San Diego County Department of Public Works (DPW) is responsible for all 3 landfills on the Palomar Airport property.
- DPW has NOT found the source of the "high heat event" that occurred in Landfill Unit 3 in October, 2022. They are working on it, but have been slowed by the weather.

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Vista's General Plan Update *(Cont.)*

Workshop #2: Policy Development

Workshop #3: Land Use Alternatives

BACKGROUND INFORMATION PROVIDED FOR WORKSHOP #1 – EXISTING CONDITIONS AND VISIONING: ESTABLISHING THE VISION

To read all this important information, please visit <https://vista2050.com> — Click on Project Documents, then “Establishing the Vision – Workshop #1”

Demographics

Market Conditions

Land Use

Community Character

Circulation and Transportation

Natural Resources

Hazards and Safety

Board Members of South Vista Communities participated, as part of the community process, in the Vista General Plan Update 2050 Workshop. After the Background Information was presented, the audience was divided into groups of 4-5 participants sitting at individual tables. The groups were asked to imagine what they wanted Vista to look like in 2050, and then were asked to give a verbal report on what their vision was.

As is common in Vision Statements, there were many general attributes desired for the city in 2050. Examples include: a clean and environmentally friendly Vista; a city with adequate number of housing units and an appropriate number of affordable units; preservation of the natural beauty, diversity and culture of Vista; safe and easily available pedestrian and bicycle networks; improved traffic signaling, decongestion, more efficient traffic flows and noise reduction; and increased number of City green areas including people parks and dog parks with/without leash among many others.

Noting the trend of the discussions, the South Vista Communities board members' table decided to address the pillars needed to support such vision. We focused on four major issues:

Jobs: achieving the Vista 2050 Vision requires a strong economy in the city. High paying jobs in clean energy technology, biotechnology, research and development, *Cont. P. 4* →



Landfills at Palomar Airport

– DPW obtained a 6 month air quality variance that expires in May, 2023 while they are trying to fix the issue. As we understand what has been shared by DPW, the variance gives the County relief from:

- * Surface gas emission limit (methane).

- * Oxygen concentration limit at the flare station to ensure no upstream leaks in the gas collection system (Potentially could help prevent high heat events underground).

- * Emission limits for (methane) leaks from (entire) landfill gas collection system.

– The County must submit weekly air quality reports to the Air Pollution Control Board. The rains that are slowing down repairs are also keeping the methane leakage into the air to a minimum.

– One-quarter of the 30-year-old gas collection pipes in the Unit 3 Landfill Gas Collection System (which is what keeps the methane gas from leaking into our air, soil and water) were replaced in 2021 by DPW.

– DPW has committed to replacing the remaining three-quarters of those 30 year old pipes in Landfill Unit 3 by the end of 2024.

C4FA is monitoring the methane gas situation very closely and will keep the community posted.

Transparency

The County has committed to becoming more cognizant of the general community around Palomar Airport and has committed to working transparently with C4FA and the issues we raise.

Although there is still much work to do, overall, this meeting was one of our most productive quarterly meetings with the County and we hope that the trend continues. We are committed to keeping all of you updated with any new information.

Questions, concerns, comments? Please email us at c4fa.info@gmail.com.

Thank you,

Your Friends and Neighbors at Citizens for a Friendly Airport

Vista's General Plan Update *(Cont.)*

applied industrial research, eco-friendly light industry, and technology service companies are critical to the growth needed to finance the Vision. This effort needs to strike a balance between offering opportunities where most needed (areas with high unemployment) and our current established industries and companies (Business Park). Appropriate areas need to be identified and nurtured (zoning changes, easy connection to transportation hubs and corridors, etc.).

Education: the types of jobs described above require a well-trained work force capable of functioning with different levels of expertise from technical to graduate to postgraduate. The Vista School District, through enhanced curricula in the 3Rs plus science and mathematics, needs to prepare students for high level technical, college, and graduate degrees. These efforts should take advantage of the various colleges and universities located in San Diego County.

Housing: the housing shortage needs to be addressed promptly and efficiently. It is apparent that much of the newer housing will be provided by high density high rise multifamily developments. Multifamily units should be located where the need is greatest, that is, close to job centers and in areas with a high deficit of housing units. However, it is important to protect the city's rural character. This can be attained by use of condominium and row-house style developments as well as single-family detached units. All new developments should have a multizone component as well as dedicated green areas and pathways so that its dwellers may have walking access to shops and businesses.

Culture: the Moonlight Theater, AVO Playhouse, Broadway Theater, and Alta Vista Botanical Gardens are important cultural and entertainment venues. The city also has several small museums; however, they are mostly centrally located. Smaller cultural/entertainment hubs should be considered for development. This could be an important complement to the successful microbrewery establishment.

We hope to see you at the next two workshops!
— Francis Dumler

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