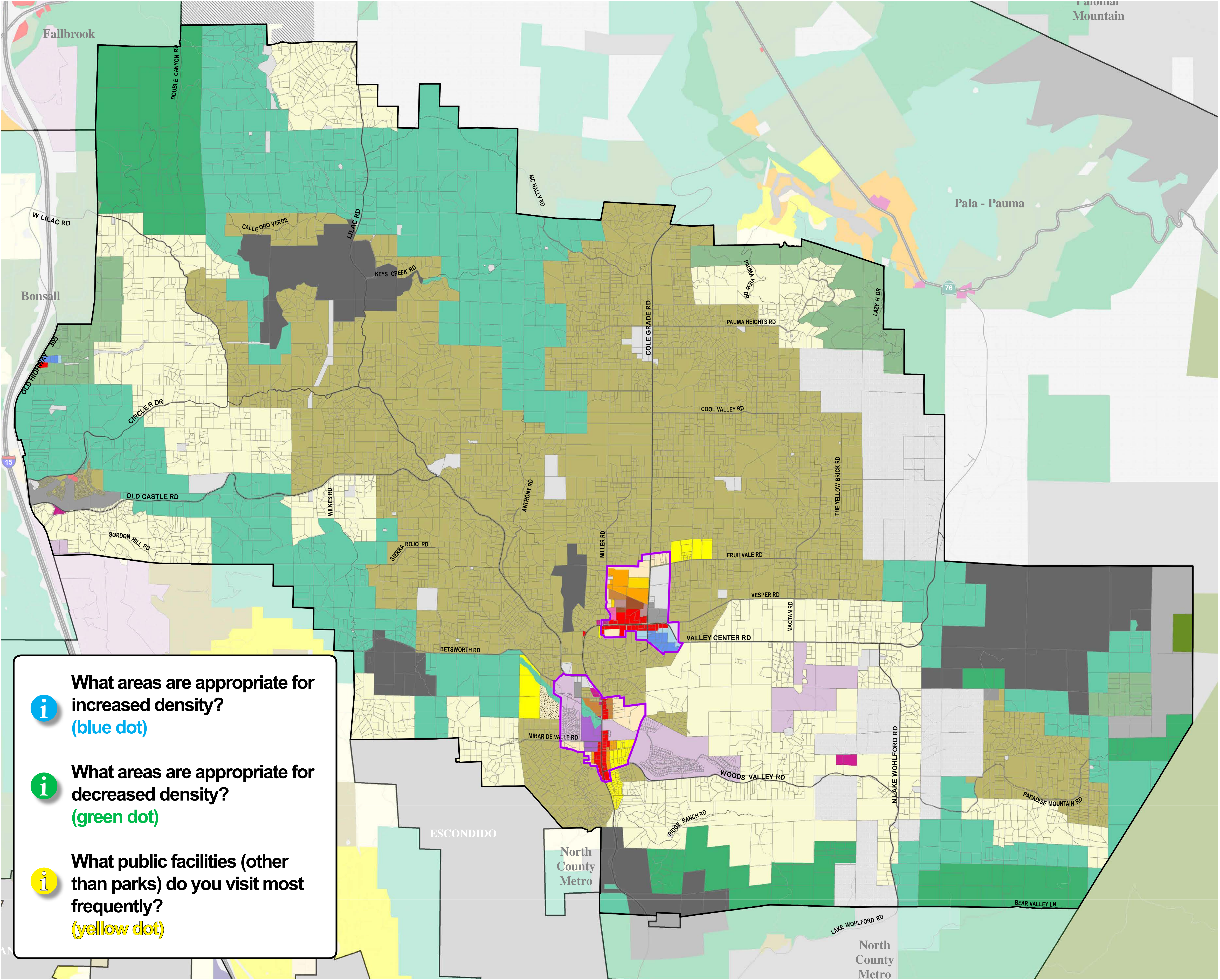


LAND USE

existing conditions



- LEGEND**
- Community Village Boundary
 - Village Residential (VR-20)
 - Village Residential (VR-15)
 - Village Residential (VR-10.9)
 - Village Residential (VR-7.3)
 - Village Residential (VR-4.3)
 - Village Residential (VR-2.9)
 - Village Residential (VR-2)
 - Semi-Rural Residential (SR-.5)
 - Semi-Rural Residential (SR-1)
 - Semi-Rural Residential (SR-2)
 - Semi-Rural Residential (SR-4)
 - Semi-Rural Residential (SR-10)
 - Rural Lands (RL-20)
 - Rural Lands (RL-40)
 - Rural Lands (RL-80)
 - Specific Plan Area
 - Office Professional
 - Neighborhood Commercial
 - General Commercial
 - Rural Commercial
 - Limited Impact Industrial
 - Medium Impact Industrial
 - High Impact Industrial
 - Village Core Mixed Use
 - Public/Semi-Public Facilities
 - Public/Semi-Public Lands (Solid Waste Facility)
 - Public Agency Lands
 - Tribal Lands
 - Open Space (Recreation)
 - Open Space (Conservation)

What areas are appropriate for increased density?
(blue dot)

What areas are appropriate for decreased density?
(green dot)

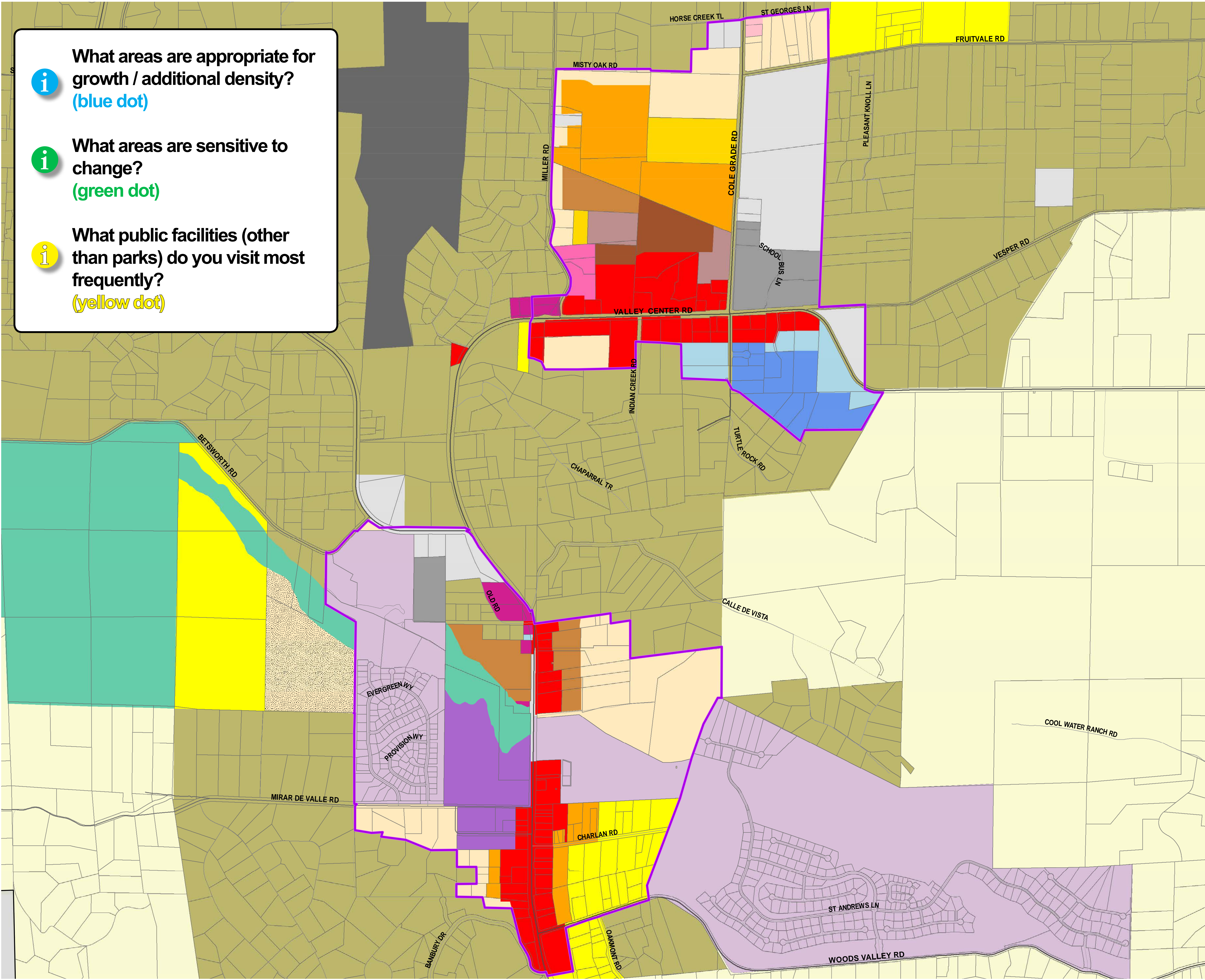
What public facilities (other than parks) do you visit most frequently?
(yellow dot)



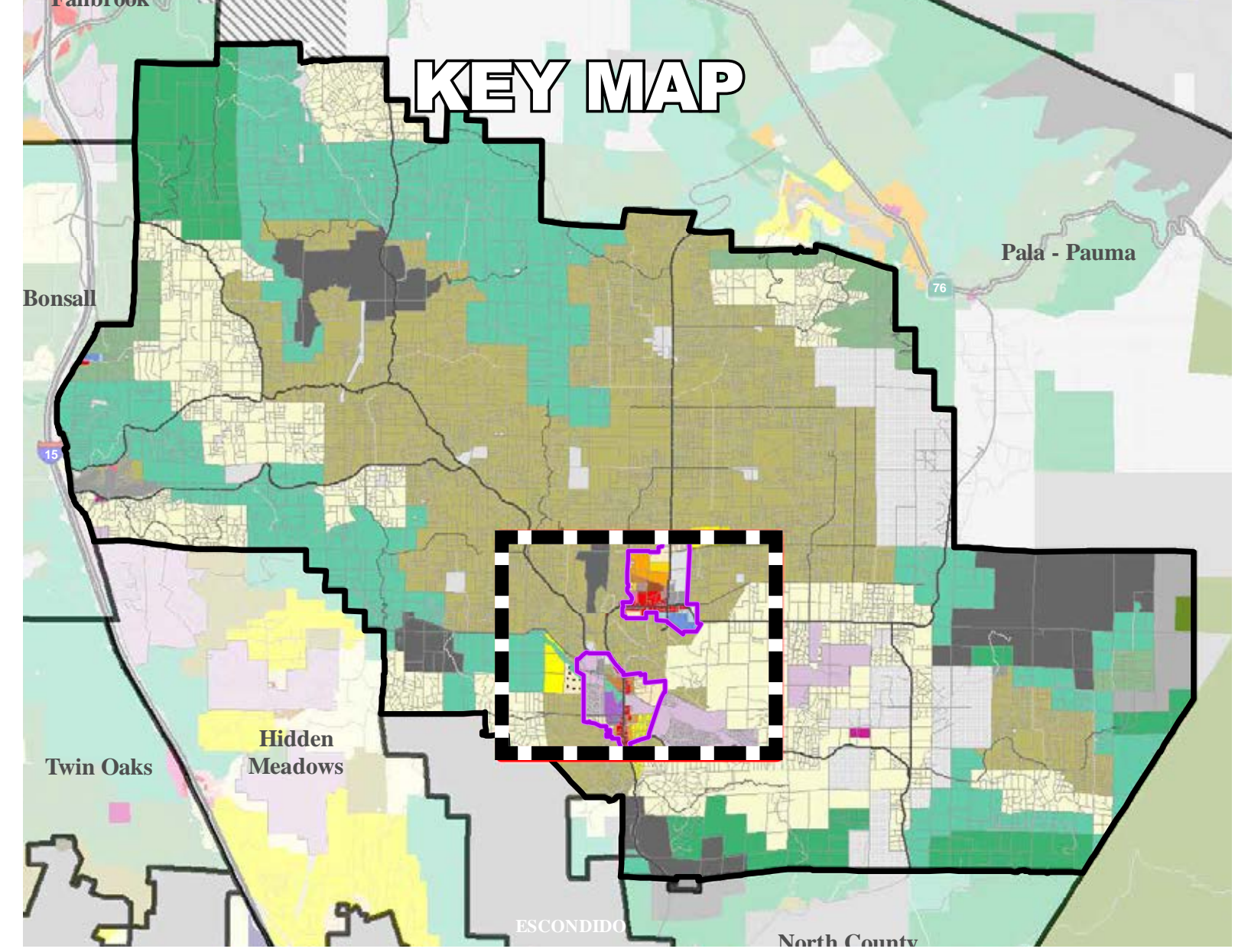
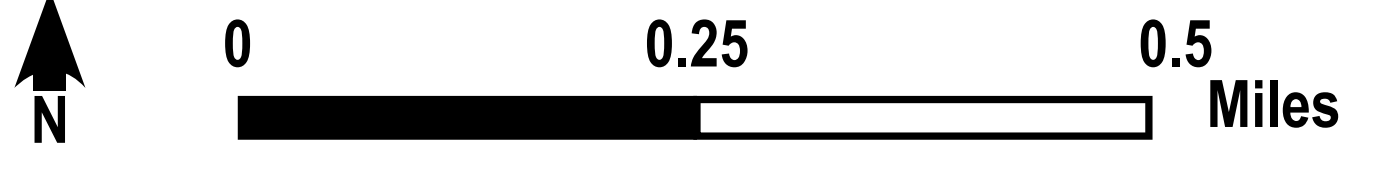
LAND USE

existing conditions

- i What areas are appropriate for growth / additional density? (blue dot)
- i What areas are sensitive to change? (green dot)
- i What public facilities (other than parks) do you visit most frequently? (yellow dot)



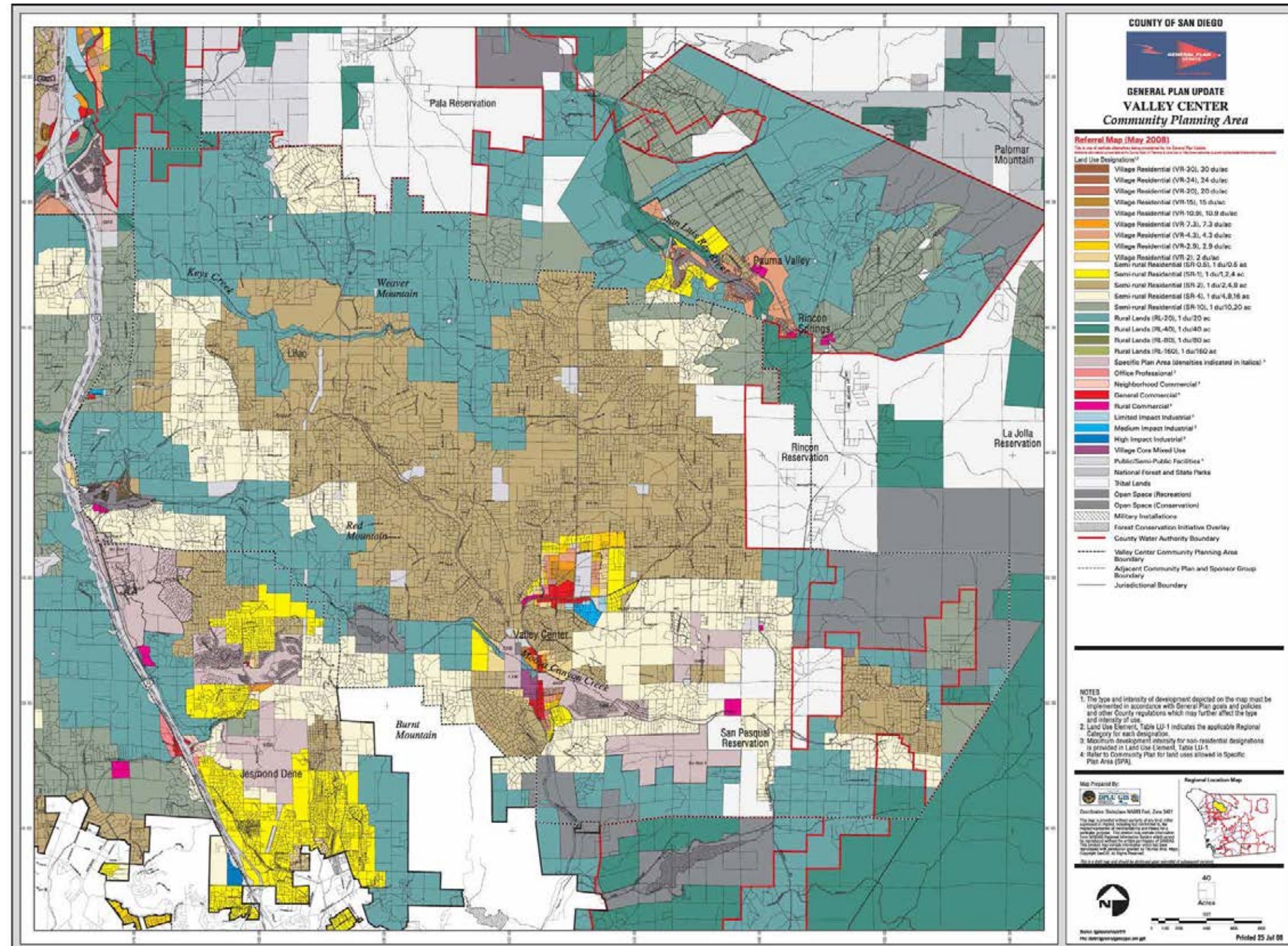
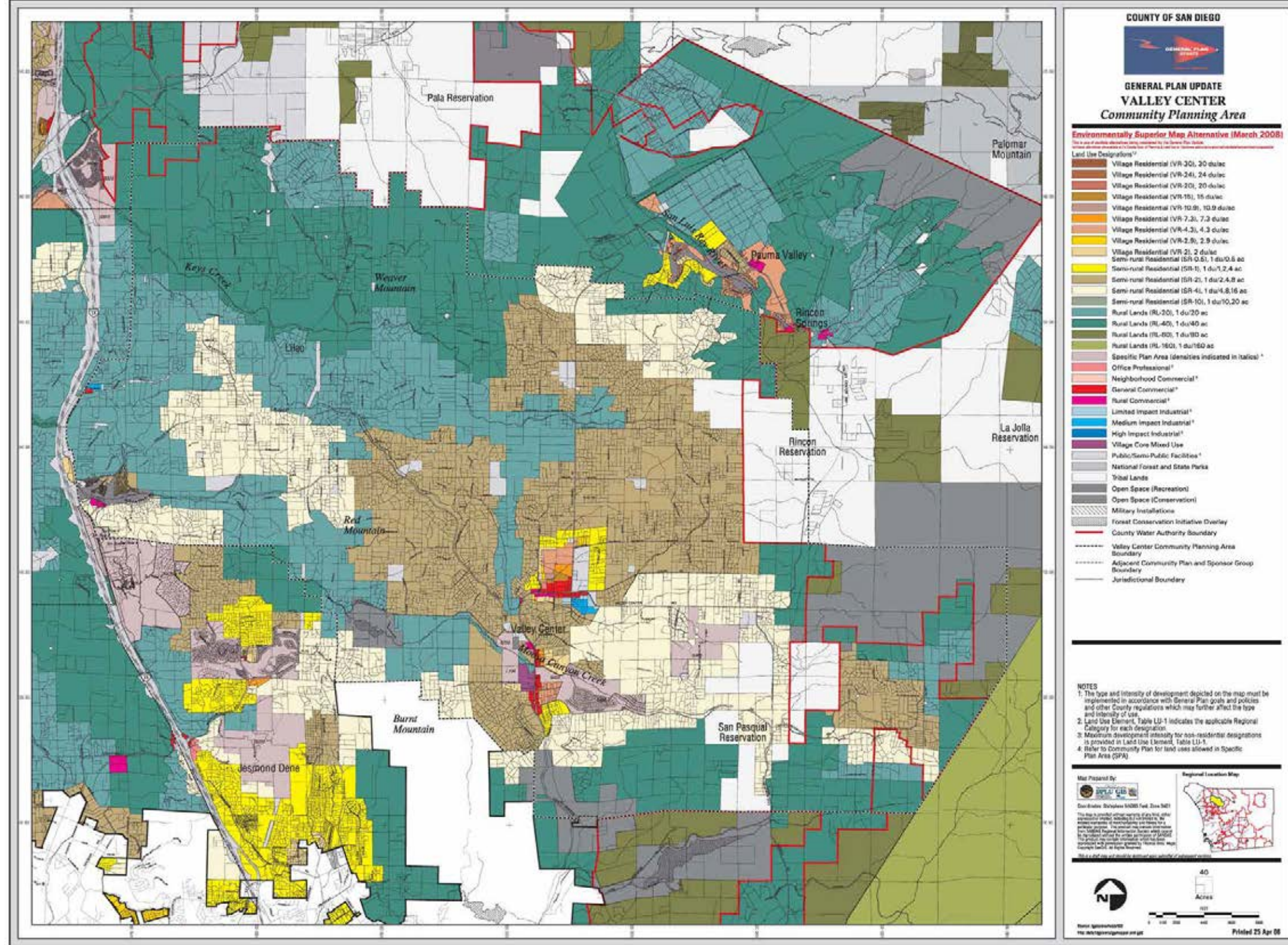
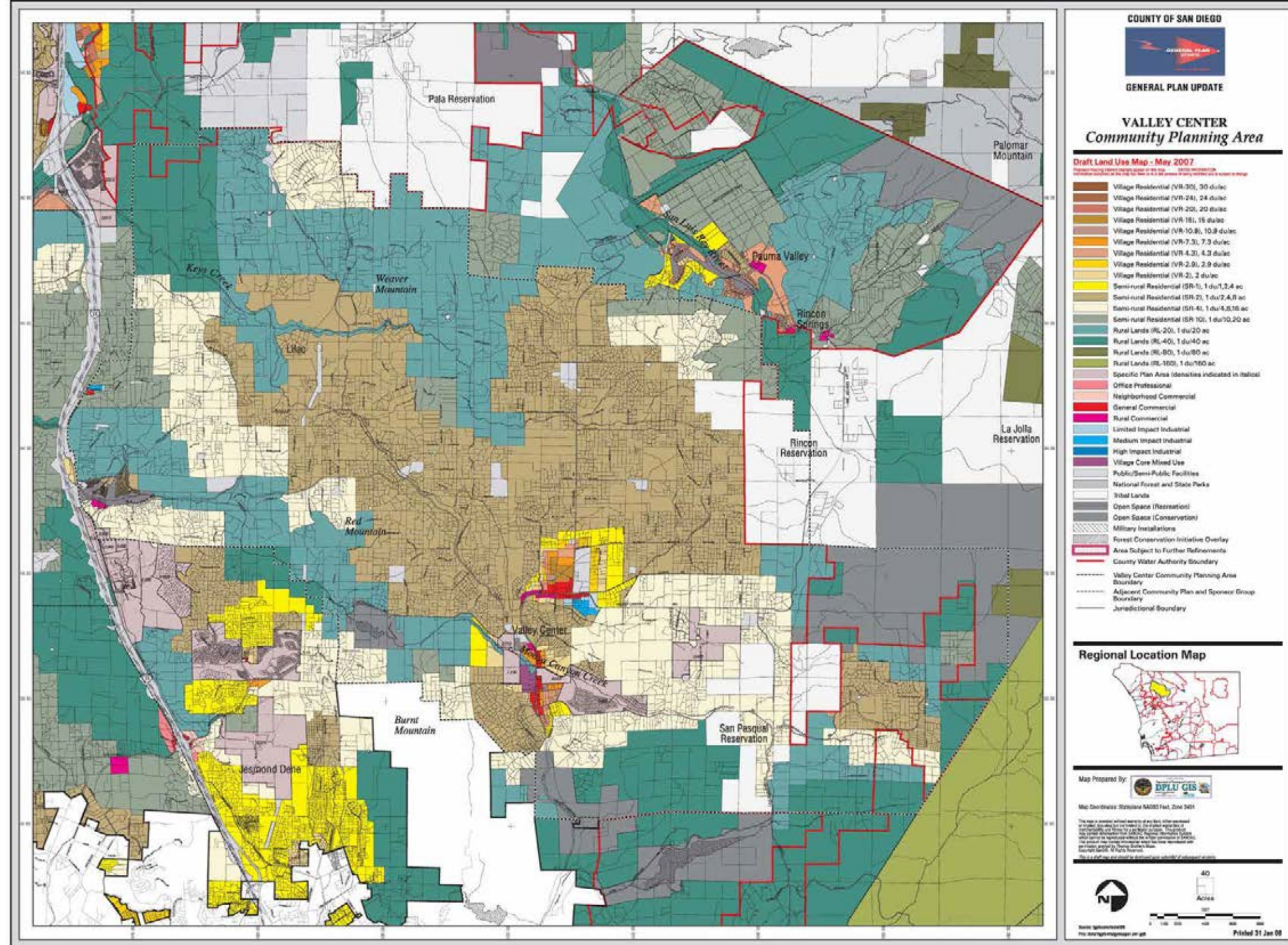
- LEGEND**
- Community Village Boundary
 - Village Residential (VR-15)
 - Village Residential (VR-10.9)
 - Village Residential (VR-7.3)
 - Village Residential (VR-4.3)
 - Village Residential (VR-2.9)
 - Village Residential (VR-2)
 - Semi-Rural Residential (SR-5)
 - Semi-Rural Residential (SR-1)
 - Semi-Rural Residential (SR-2)
 - Semi-Rural Residential (SR-4)
 - Rural Lands (RL-20)
 - Specific Plan Area
 - Office Professional
 - Neighborhood Commercial
 - General Commercial
 - Rural Commercial
 - Limited Impact Industrial
 - Medium Impact Industrial
 - Village Core Mixed Use
 - Public/Semi-Public Facilities
 - Open Space (Recreation)
 - Open Space (Conservation)



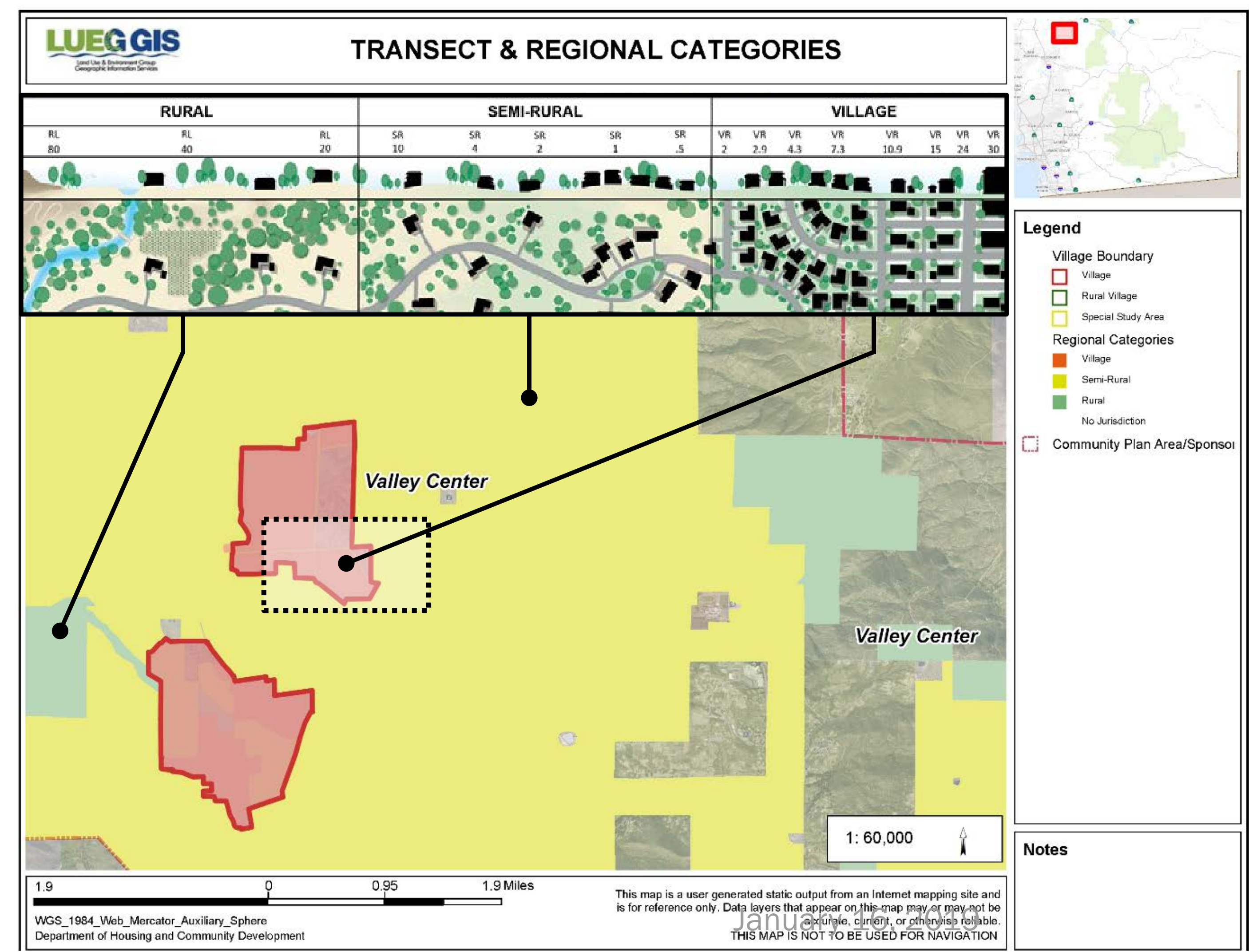
LAND USE

proposed scope

Land Use Alternatives (Early Draft Map Examples - 2011 GP Update Process)



Transect & Regional Categories



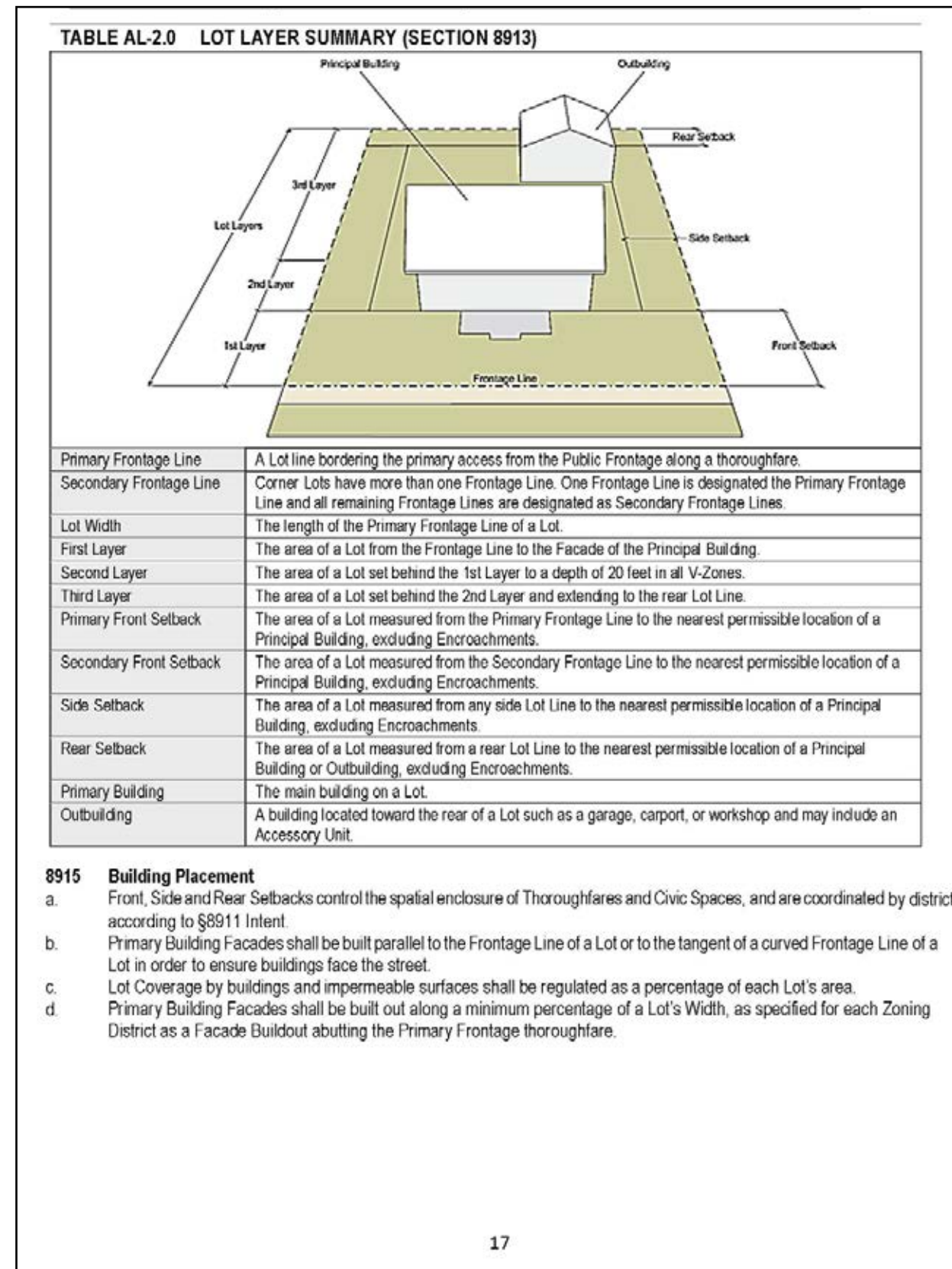
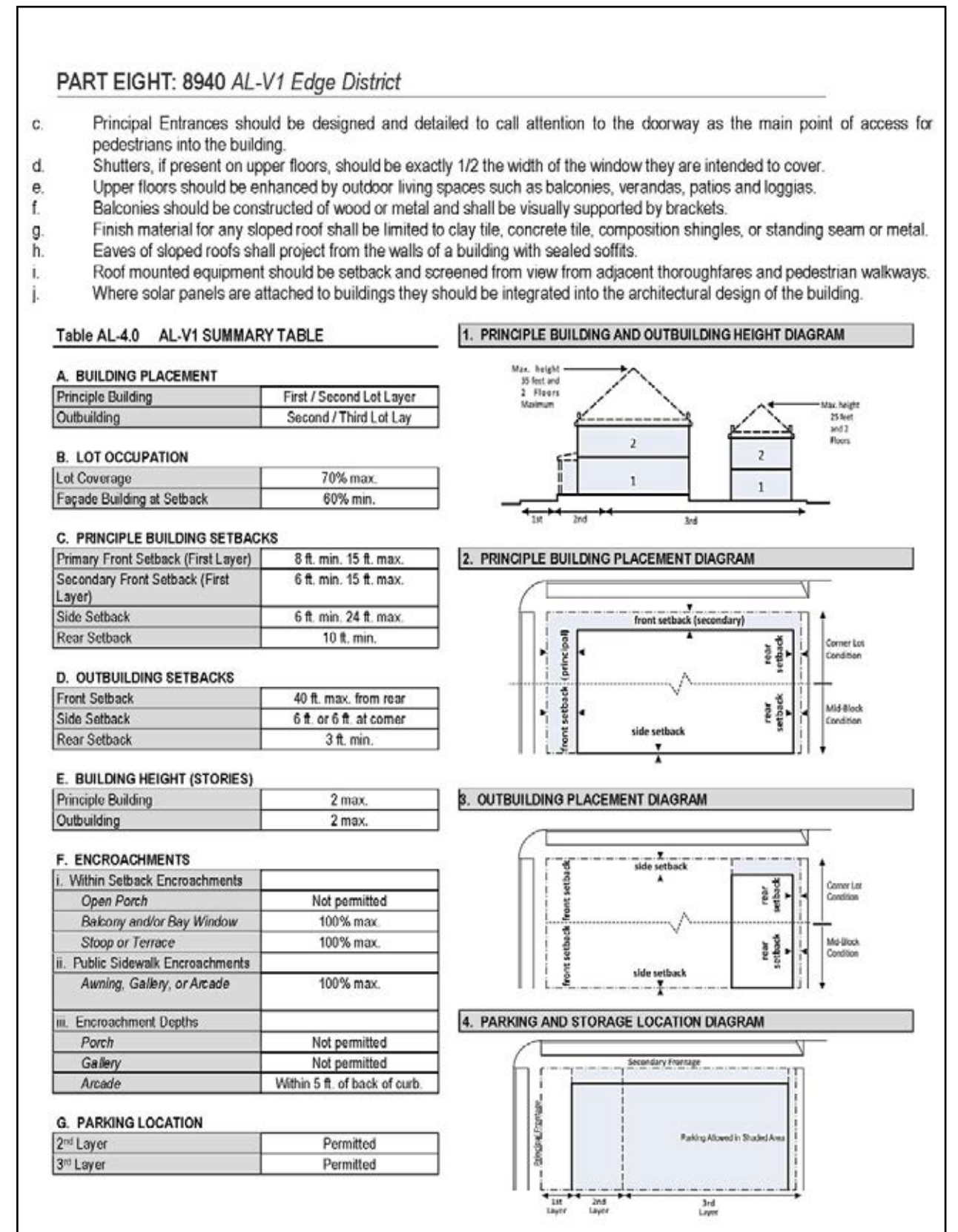
Market Analysis (Typical)

Probable Product Type by Density Range	Example	Prototype Analyzed	Table V-2: Single Family Median Home Values – September 2012 vs. June 2016				
			Community Planning Area	September 2012 (1)	June 2016 (2)	% Change (2012-2016)	
Between 15 and 23 units/acre	Trolley Terrace Townhomes, Chula Vista, CA	Scenario #1: Townhomes at 20 units/acre	Alpine	24 \$417,500	14 \$564,000	35.1%	
			Bonita	9 \$460,000	17 \$607,000	32.0%	
			Bonsall	5 \$607,500	5 \$820,000	35.0%	
			Borrego Springs	2 \$220,000	11 \$188,000	-14.5%	
			Boulevard	4 \$79,000	3 \$252,000	219.0%	
			Campo	5 \$175,000	6 \$240,000	37.1%	
			Descanso	0 --	1 \$110,000	--	
Between 24 and 29 units/acre	Fairbrook View, Fairbrook, CA	Scenario #2: Garden style residential at 24 units/acre	Fairbrook	59 \$359,500	97 \$488,000	35.7%	
			Jacumba	0 --	2 \$211,000	--	
			Jamul	13 \$434,500	15 \$561,000	29.1%	
			Julian	8 \$210,000	10 \$295,000	40.5%	
			Lakeside	27 \$325,000	36 \$458,000	40.9%	
			Palomar Mountain	0 --	3 \$349,000	--	
			Pauma Valley	2 \$126,000	2 \$250,000	98.4%	
			Pine Valley	2 \$217,500	5 \$490,000	125.3%	
			Ramona	31 \$280,000	58 \$456,000	62.9%	
			Rancho San Diego	3 \$380,000	--	--	
			Rancho Santa Fe	14 \$1,824,000	22 \$2,371,000	30.0%	
			Santa Ysabel	0 --	1 \$303,000	--	
			Spring Valley	45 \$289,500	61 \$425,000	46.8%	
			Valley Center	16 \$359,000	21 \$559,000	57.0%	
			Warner Springs	0 --	0 --	--	
Over 30 units/acre	Centre Street Lofts, San Diego, CA	Scenario #3: Stacked Flats at 30 units/acre with surface and tuck-under parking	Rancho San Diego	3 \$380,000	--	--	
			Rancho Santa Fe	14 \$1,824,000	22 \$2,371,000	30.0%	
			Santa Ysabel	0 --	1 \$303,000	--	
			Spring Valley	45 \$289,500	61 \$425,000	46.8%	
			Valley Center	16 \$359,000	21 \$559,000	57.0%	
			Warner Springs	0 --	0 --	--	

Implementation Plan Matrix (Hypothetical)

#	Project/Action	Cost (\$000)	Priority	Responsible Party	Timeframe	Potential Funding Source
1	Decorative Street Lights	3	High	Developer	Short-Mid	Private/CFD
2	High School	25,000	High	County/GUSD	Long	Bond
3	Park	5,000	Medium	Developer/County	Mid	Private/CFD

Design Guidelines



MOBILITY

existing conditions

i Where are roadway, sidewalk, or trail improvements needed? (blue dot)

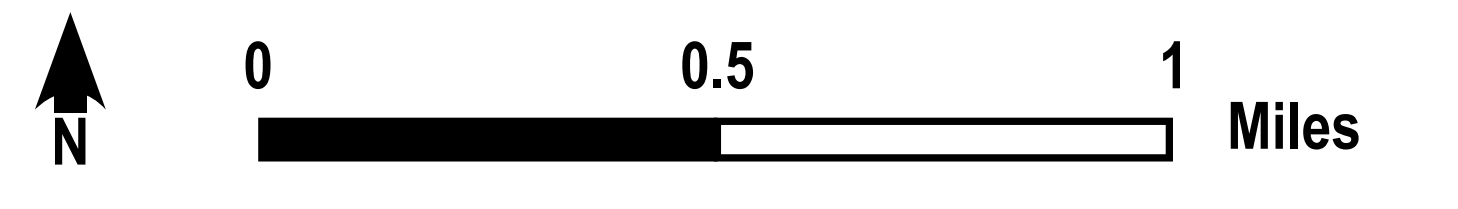
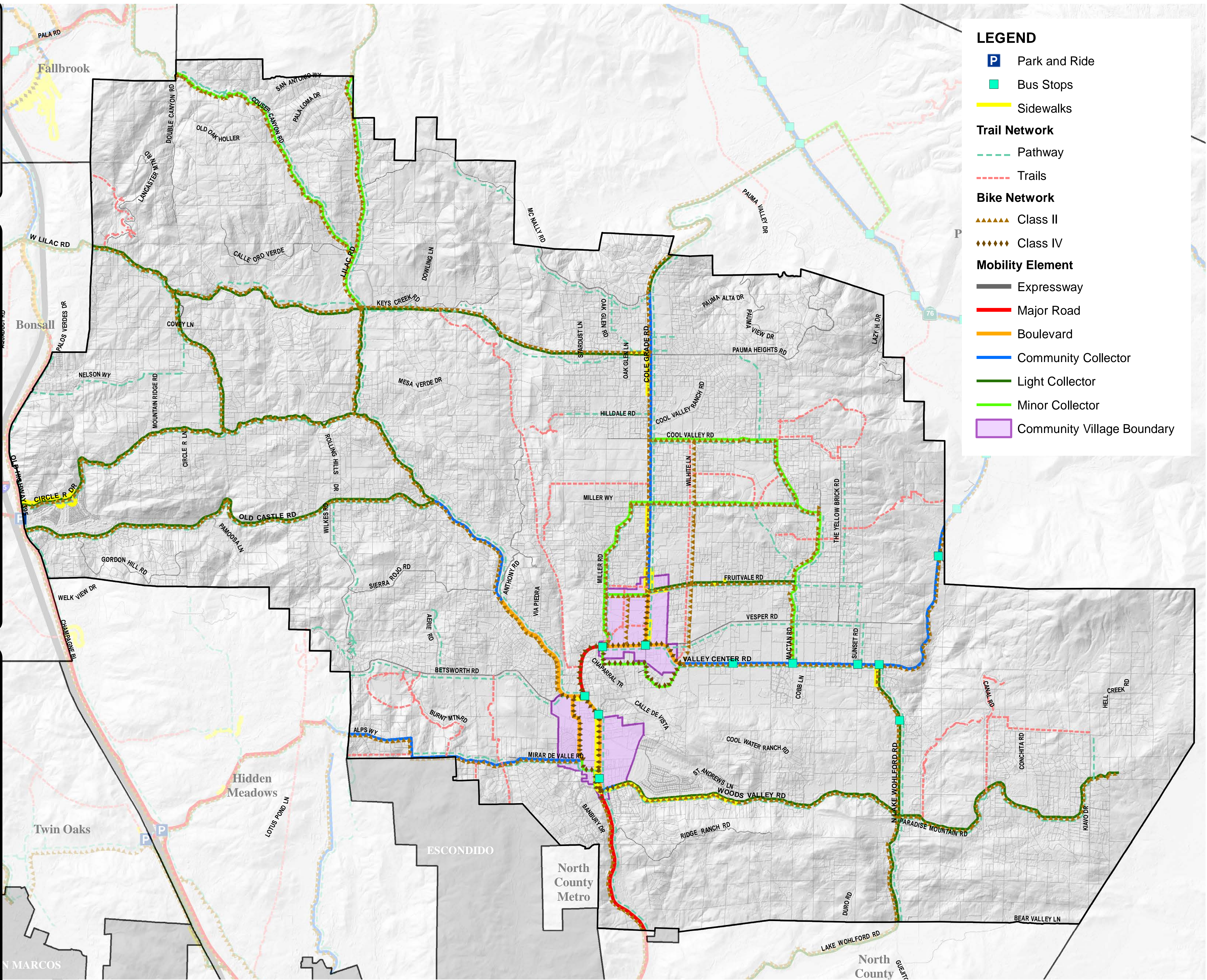
i What major destinations (shopping, work, schools) should have adequate access provided? (green dot)

How long is your commute to work / school?
(place checkmark in the corresponding column)

0 - 15 Min.	16 - 30 Min.	31 - 60 Min.	1+ hour

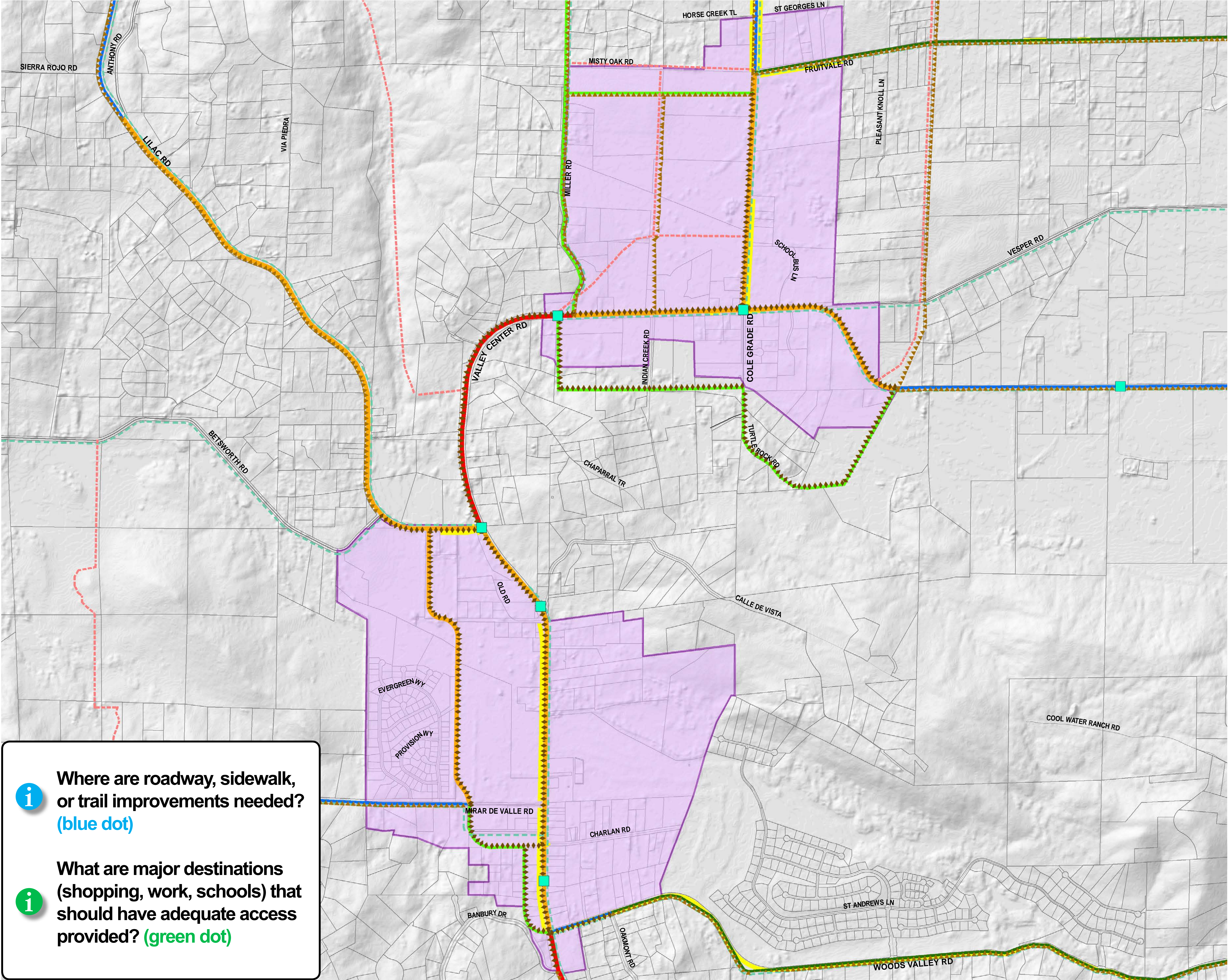
Do you _____ to work / school?
(place checkmark in the corresponding column)

Walk	Bike	Drive	Transit



MOBILITY

existing conditions

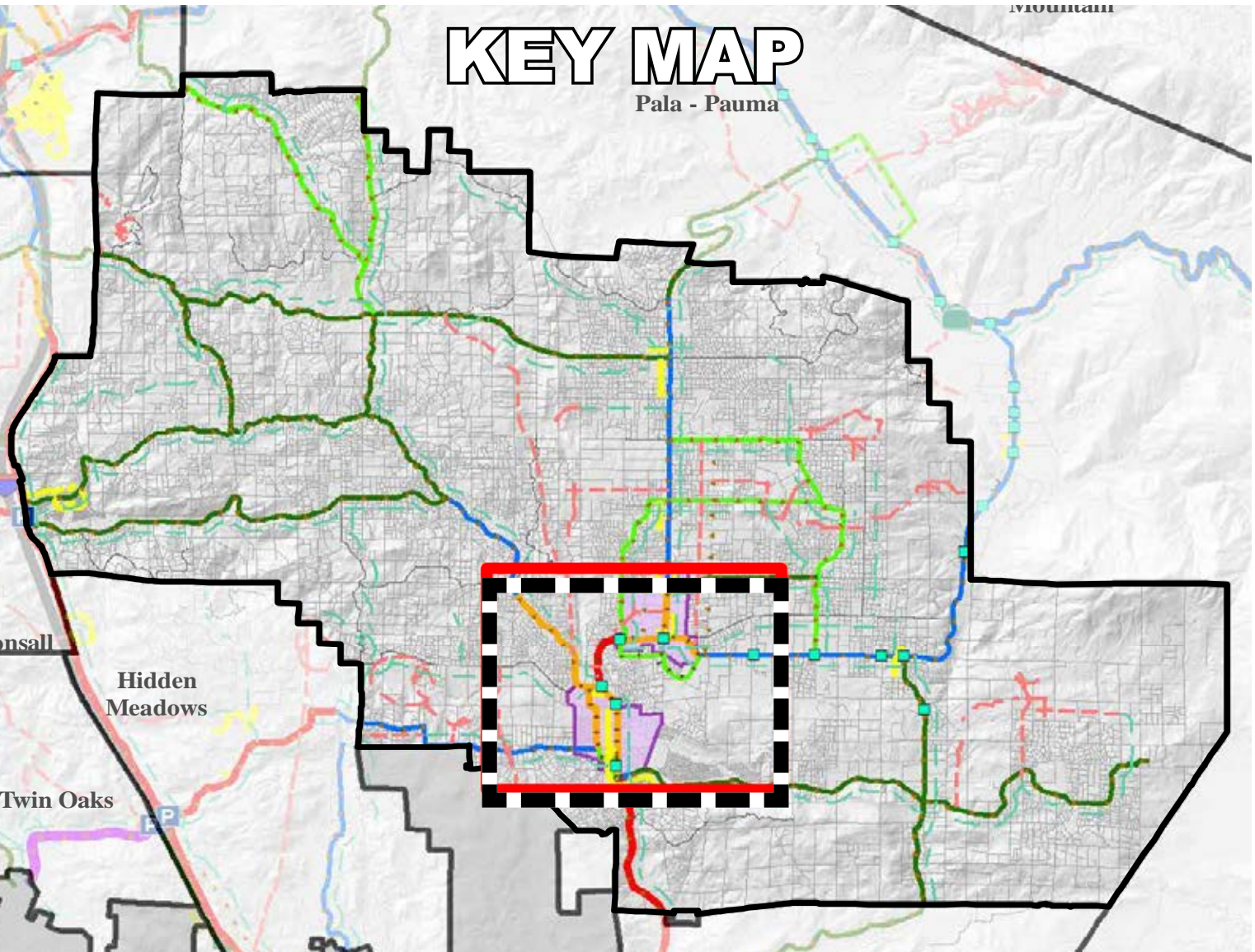
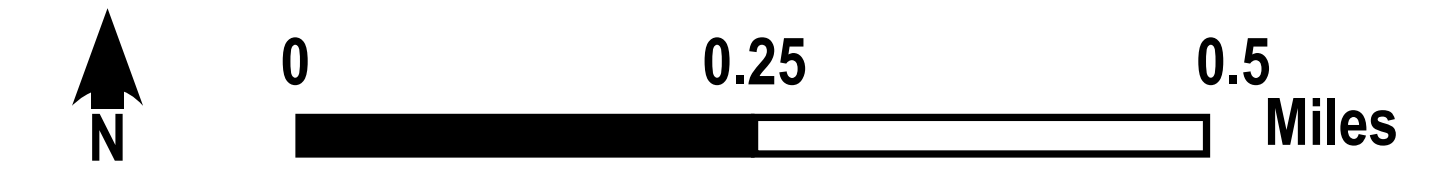


LEGEND

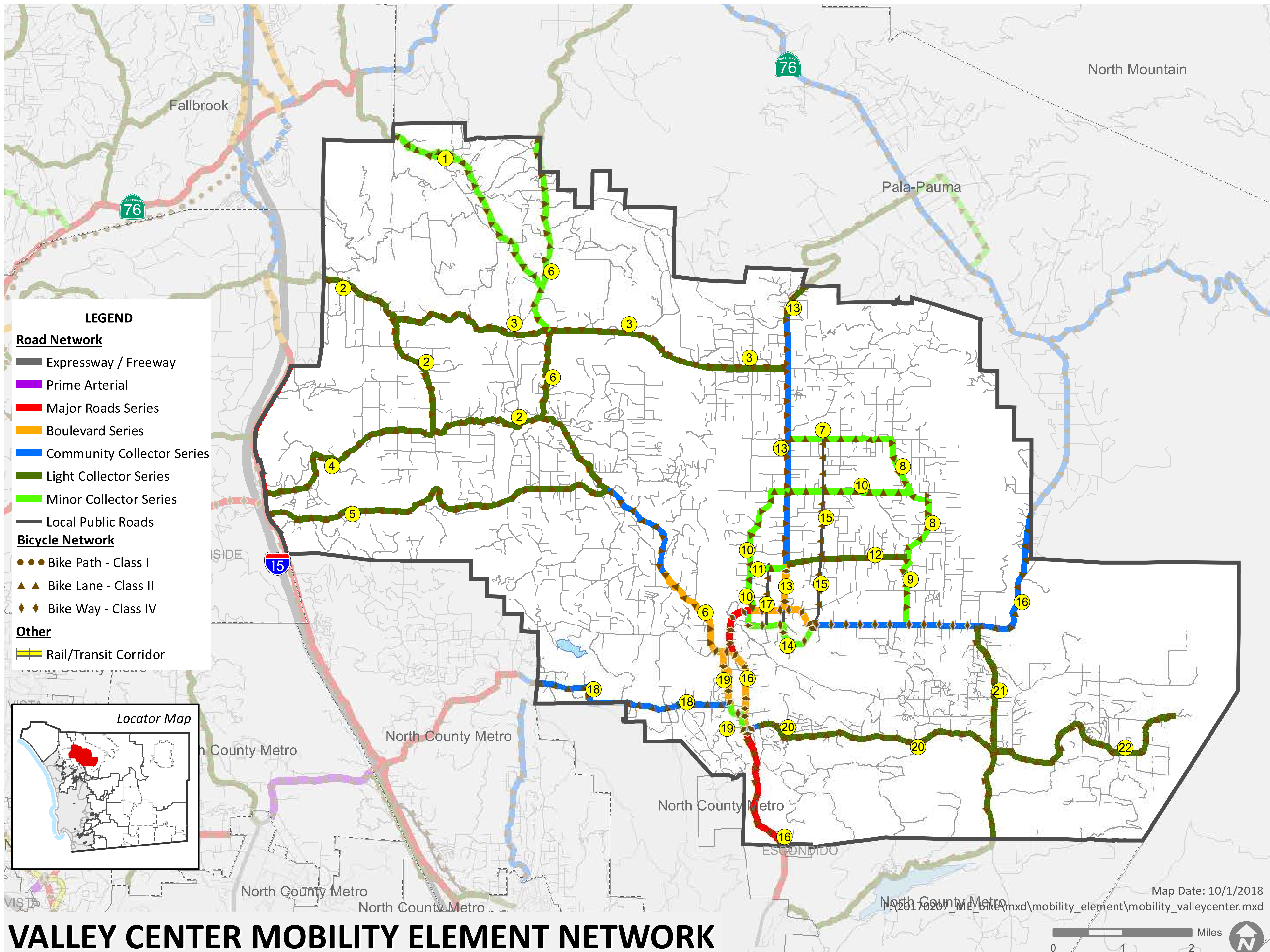
- Bus Stops
- Sidewalks
- Trail Network**
- - - Pathway
- - - Trails
- Bike Network**
- ▲▲▲ Class II
- ◆◆◆ Class IV
- Mobility Element**
- Expressway
- Major Road
- Boulevard
- Community Collector
- Light Collector
- Minor Collector
- Community Village Boundary

i Where are roadway, sidewalk, or trail improvements needed? (blue dot)

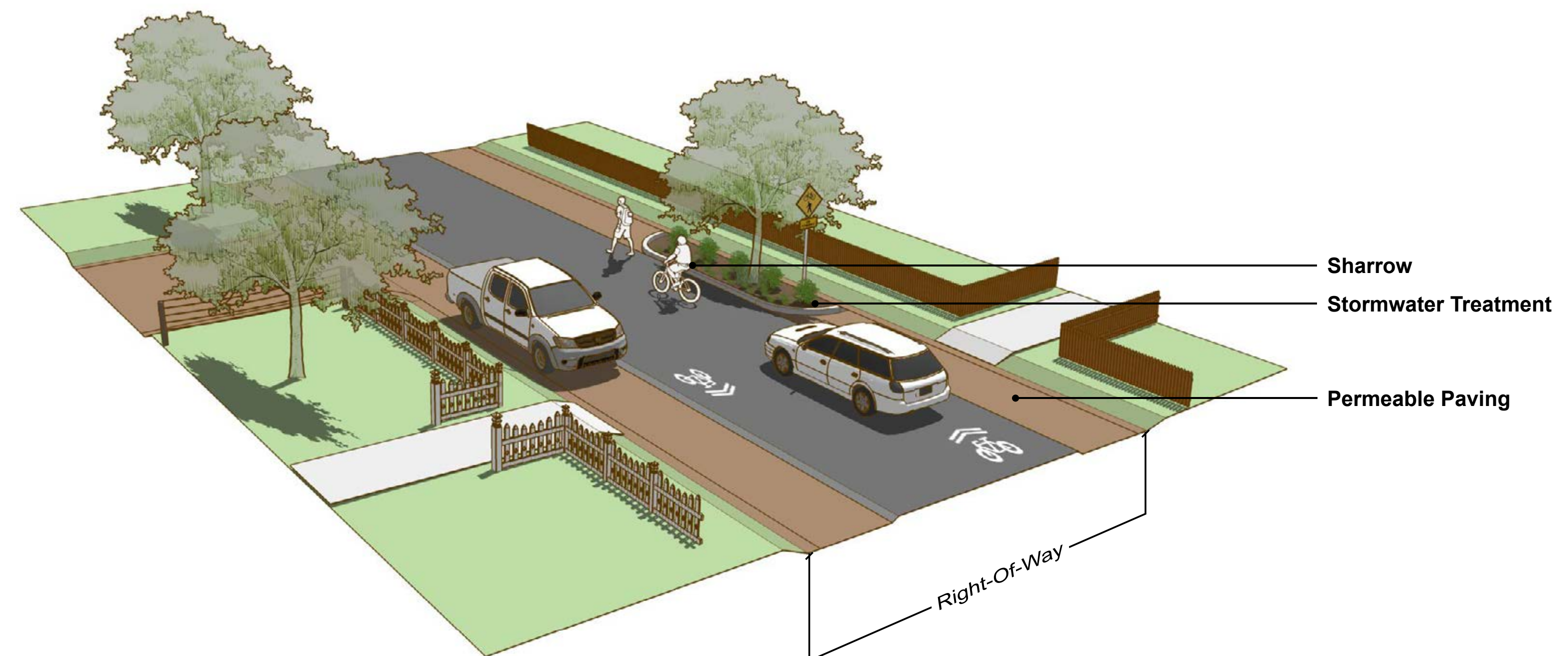
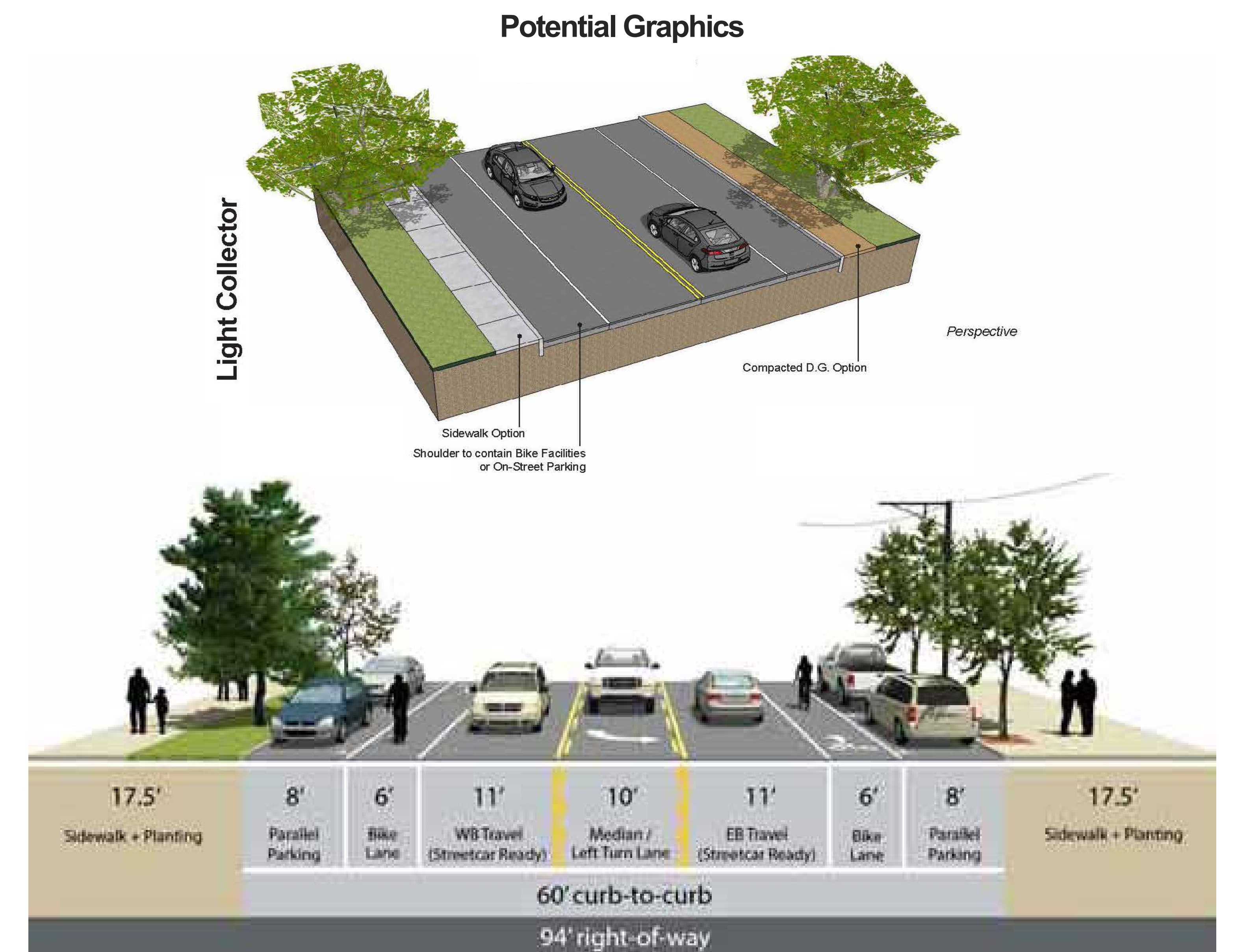
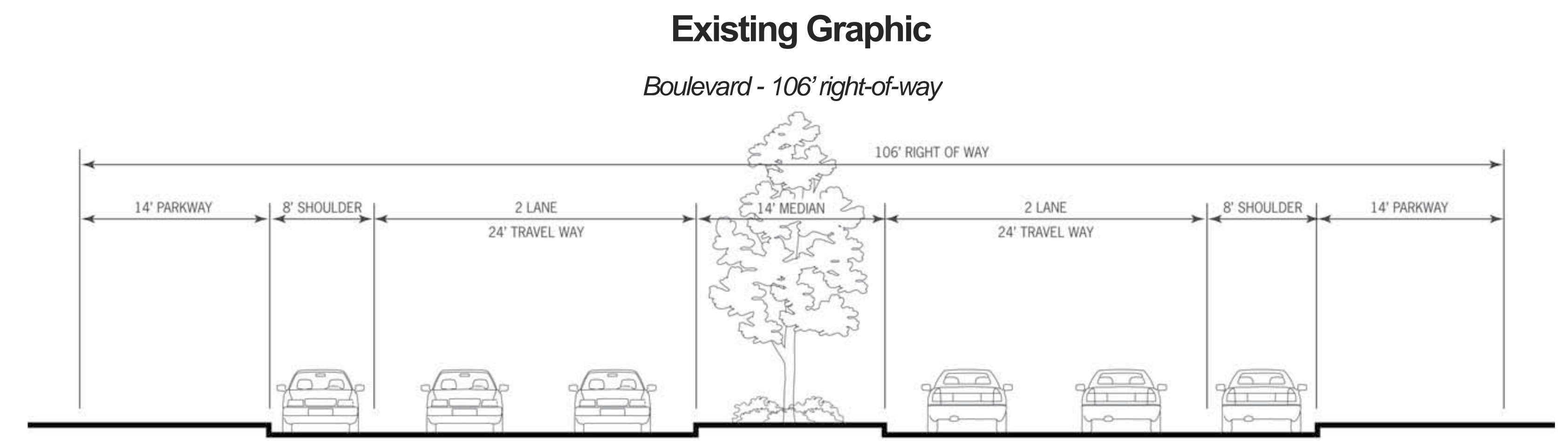
i What are major destinations (shopping, work, schools) that should have adequate access provided? (green dot)



Mobility Element Map



Roadway Sections & Design Guidelines (Examples)



Implementation Plan (Example)

#	Project/Action	Cost (\$000)	Priority	Responsible Party	Time Frame	Potential Funding Source
1	Decorative Street Lights	3	High	Developer	Short-Mid	Private/CFD
2	High School	25,000	High	County/GUSD	Long	Bond
3	Park	5,000	Medium	Developer/County	Mid	Private/ CFD

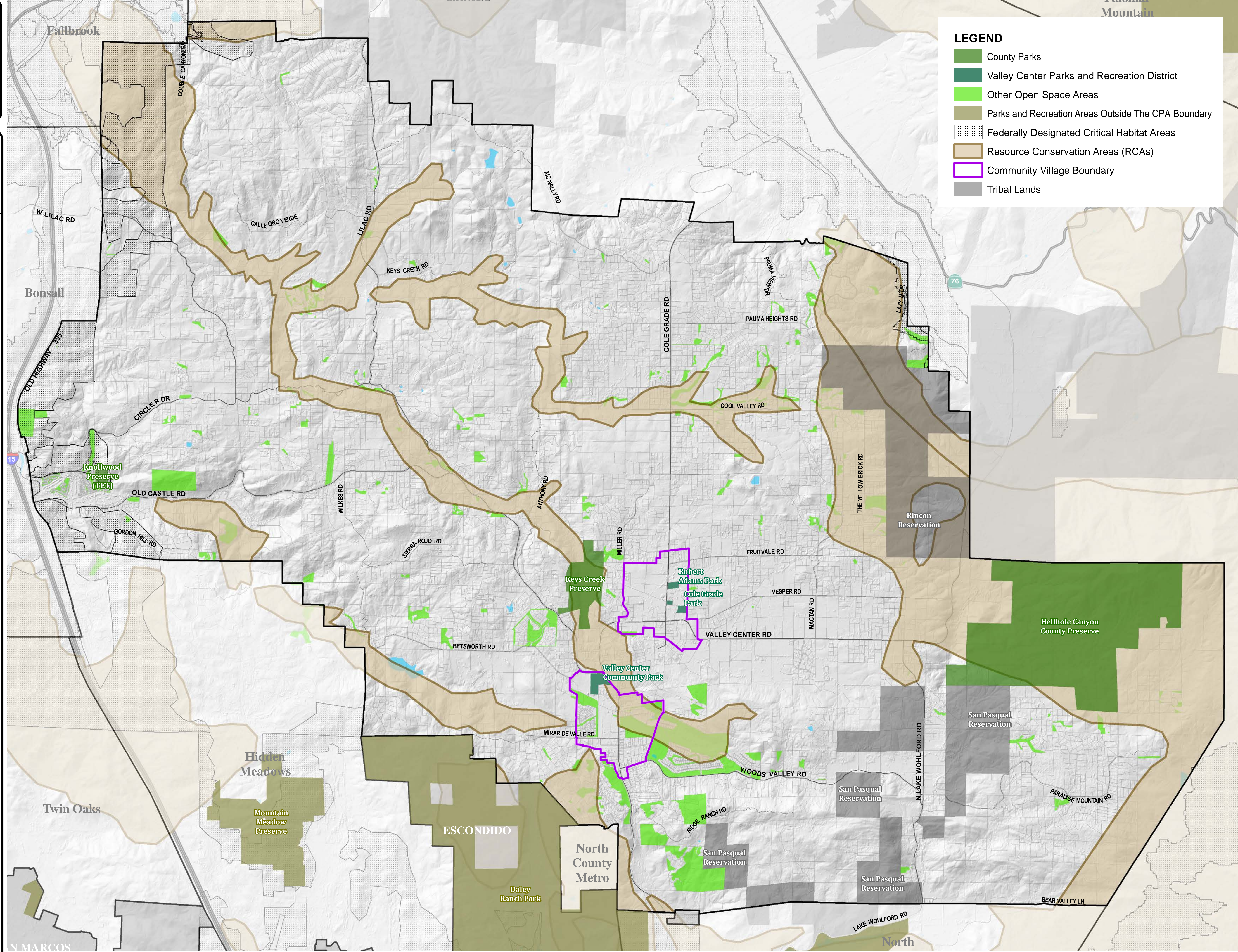
CONSERVATION / OPEN SPACE / PARKS

existing conditions

What existing parks / recreational areas do you visit most often?
(blue dot)

What kind of park facility would you like to see in Valley Center?
(place checkmark in the corresponding column)

Regional Park	<input type="checkbox"/>
Local Park	<input type="checkbox"/>
Preserve	<input type="checkbox"/>
Camping Park	<input type="checkbox"/>
Sports Facility / School Fields	<input type="checkbox"/>
Park & Community Center	<input type="checkbox"/>
Equestrian Facility	<input type="checkbox"/>



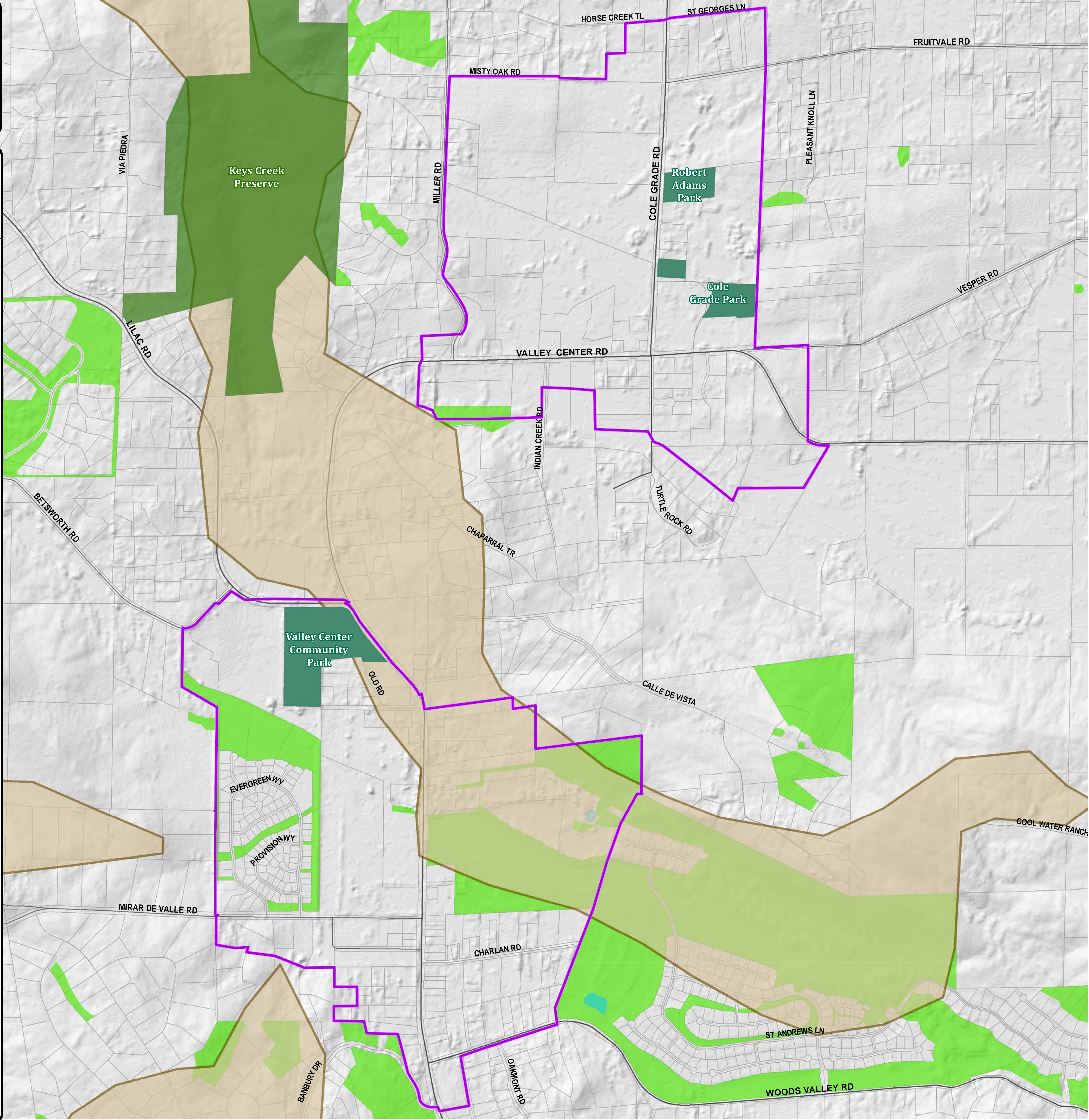
CONSERVATION / OPEN SPACE / PARKS

existing conditions

i What existing parks / recreational areas do you visit most often?
(blue dot)

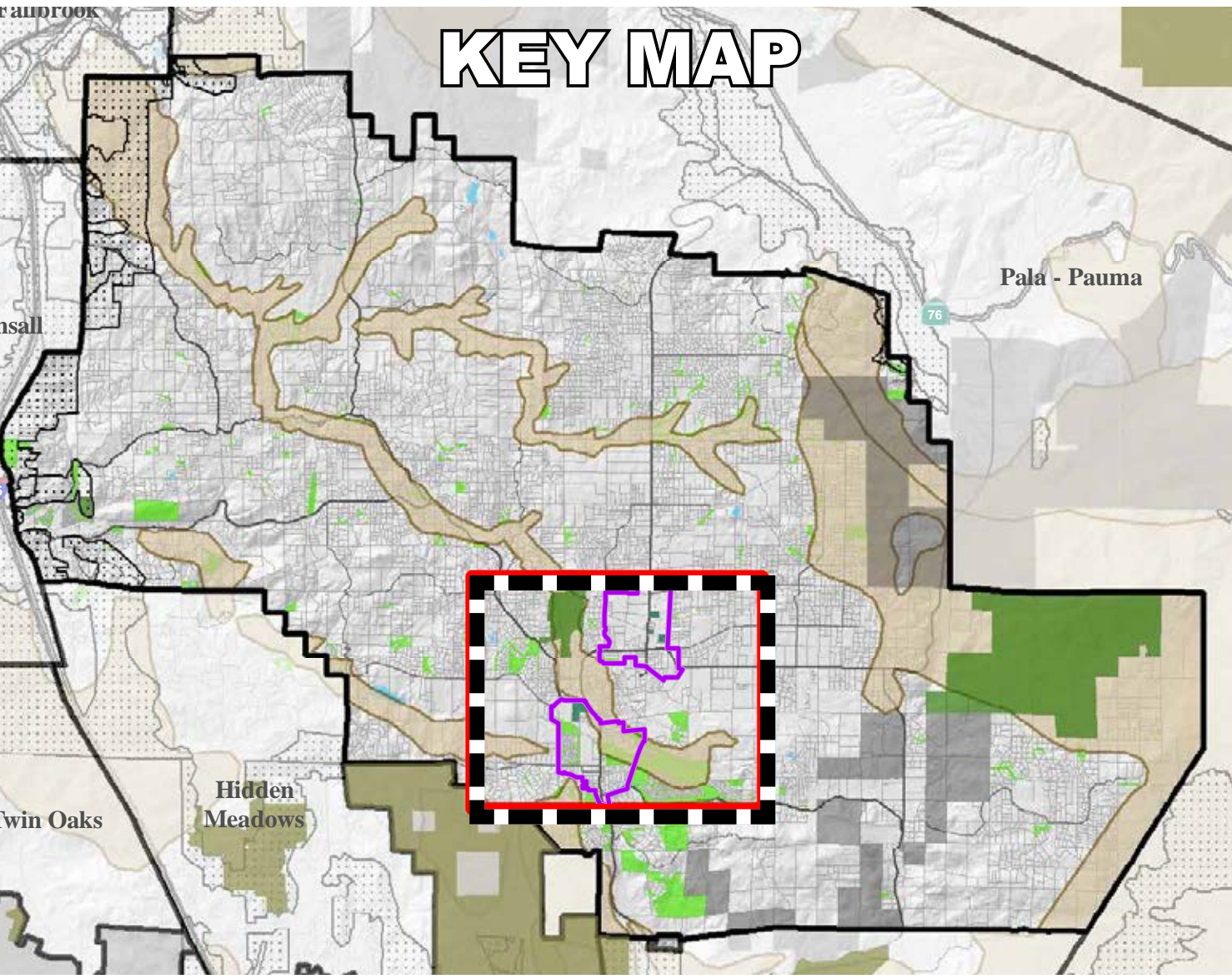
What kind of park facility would you like to see in Valley Center?
(place checkmark in the corresponding column)

Regional Park	<input type="checkbox"/>
Local Park	<input type="checkbox"/>
Preserve	<input type="checkbox"/>
Camping Park	<input type="checkbox"/>
Sports Facility / School Fields	<input type="checkbox"/>
Park & Community Center	<input type="checkbox"/>
Equestrian Facility	<input type="checkbox"/>



LEGEND

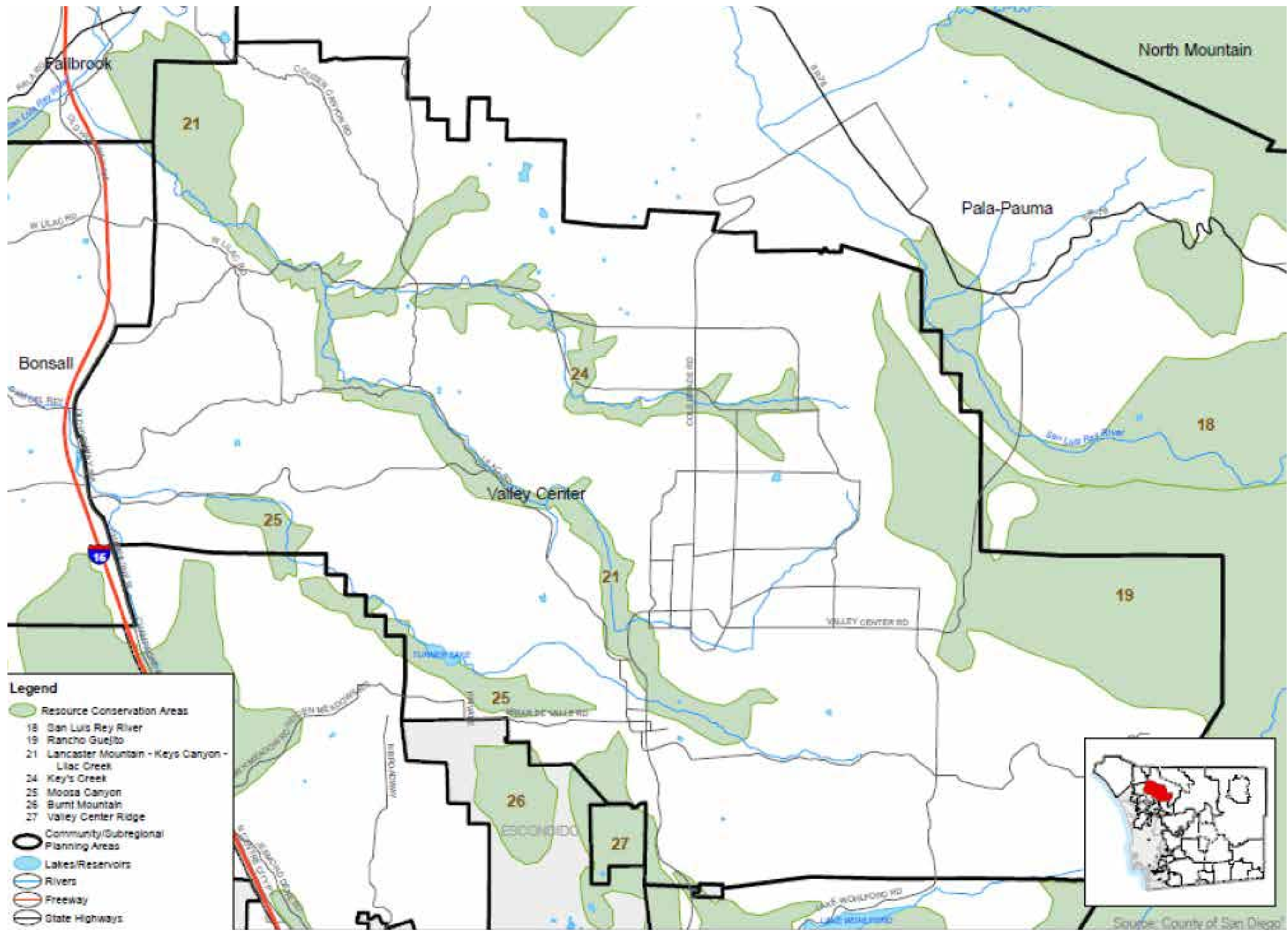
- County Parks
- Valley Center Parks and Recreation District
- Other Open Space Areas
- Parks and Recreation Areas Outside The CPA Boundary
- Resource Conservation Areas (RCAs)
- Community Village Boundary



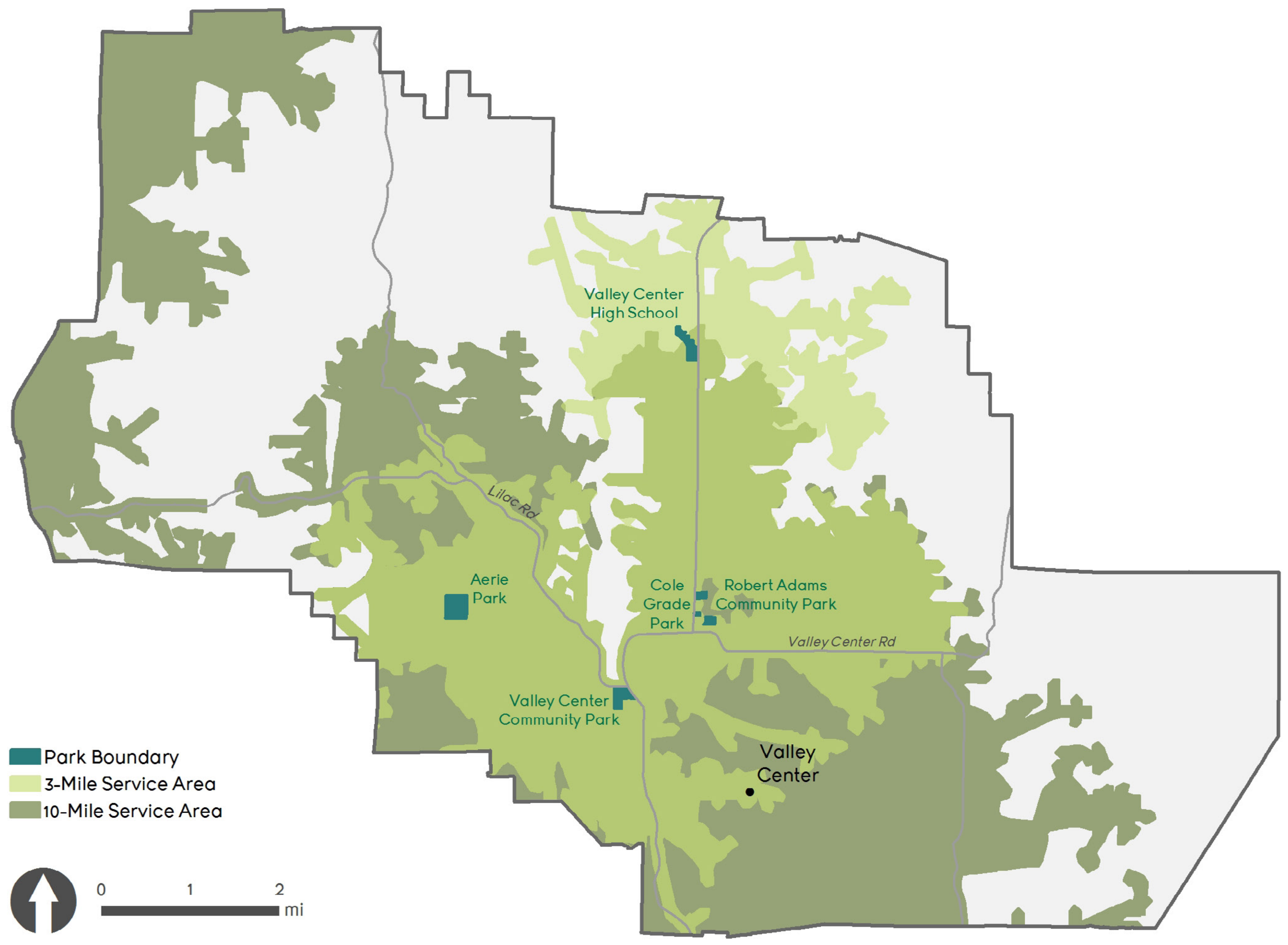
CONSERVATION/OPEN SPACE/PARKS

proposed scope

Resource Conservation Areas



Areas Served by Parks



Recreational Areas



Implementation Plan (Example)

#	Project/Action	Cost (\$000)	Priority	Responsible Party	Time Frame	Potential Funding Source
1	Decorative Street Lights	3	High	Developer	Short-Mid	Private/CFD
2	High School	25,000	High	County/GUSD	Long	Bond
3	Park	5,000	Medium	Developer/County	Mid	Private/ CFD

Recreational Amenities

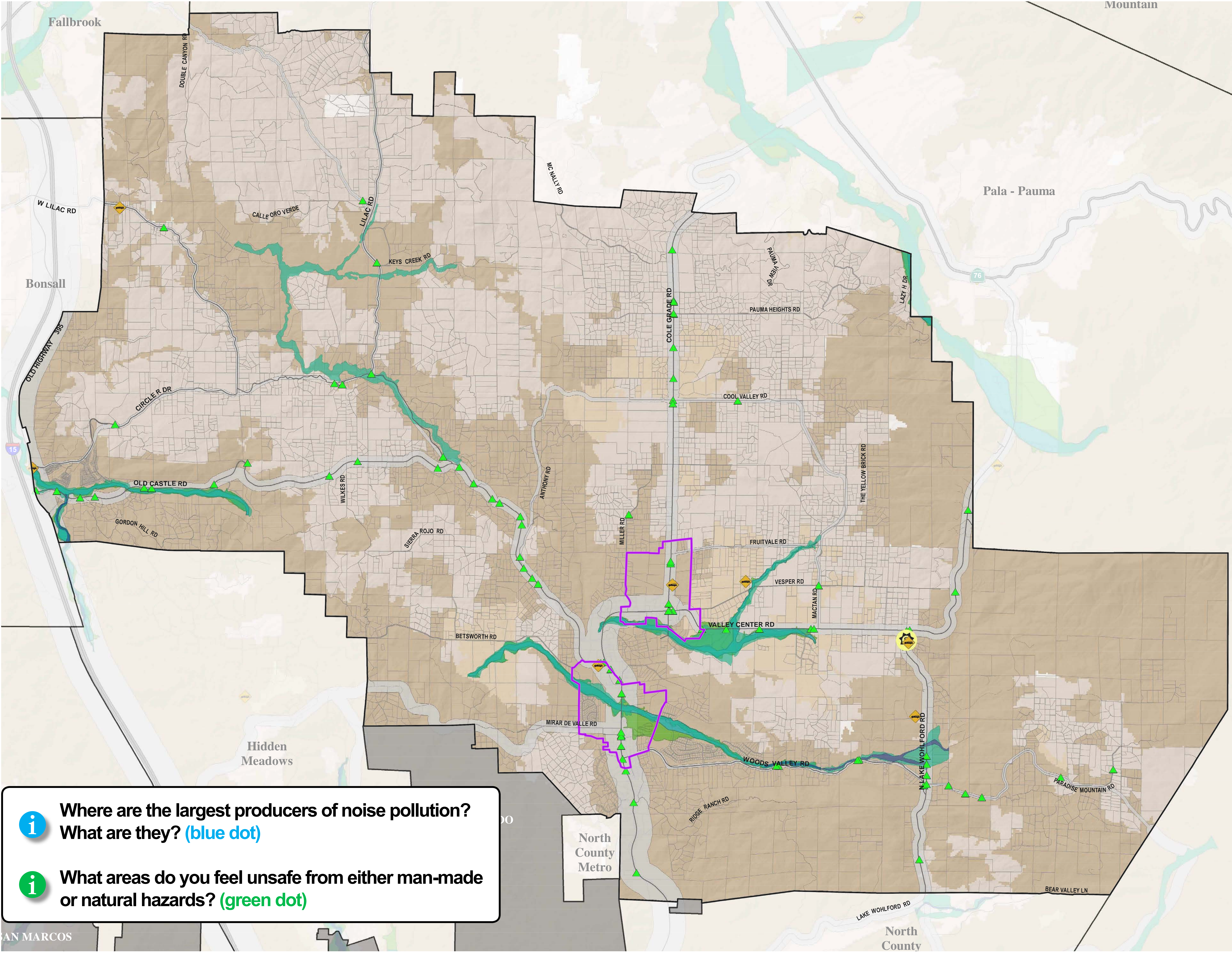


Population Served

PARK SERVICE AREA	POPULATION SERVED
0.5-Mile Walking Distance (Local Park)	1.1%
3-Mile Driving Distance (Local Park)	56.2%
10-Mile Driving Distance (Regional Park)	72.9%

NOISE / SAFETY

existing conditions



LEGEND

- Vehicle to Vehicle and Vehicle to Non-Vehicle Collisions (SWITRS 2011)
- Fire Stations
- Sheriff Stations
- FEMA Floodway
- FEMA Floodplain
- County 100yr Floodway
- County 100yr Floodplain
- Road Noise Contour above 60 CNEL

FIRE HAZARD SEVERITY ZONES

- Very High
- High
- Moderate
- Urban
- Unzoned
- Non-Wildland/Non-Urban
- Community Village Boundary

i Where are the largest producers of noise pollution?
What are they? (blue dot)

i What areas do you feel unsafe from either man-made or natural hazards?
(green dot)

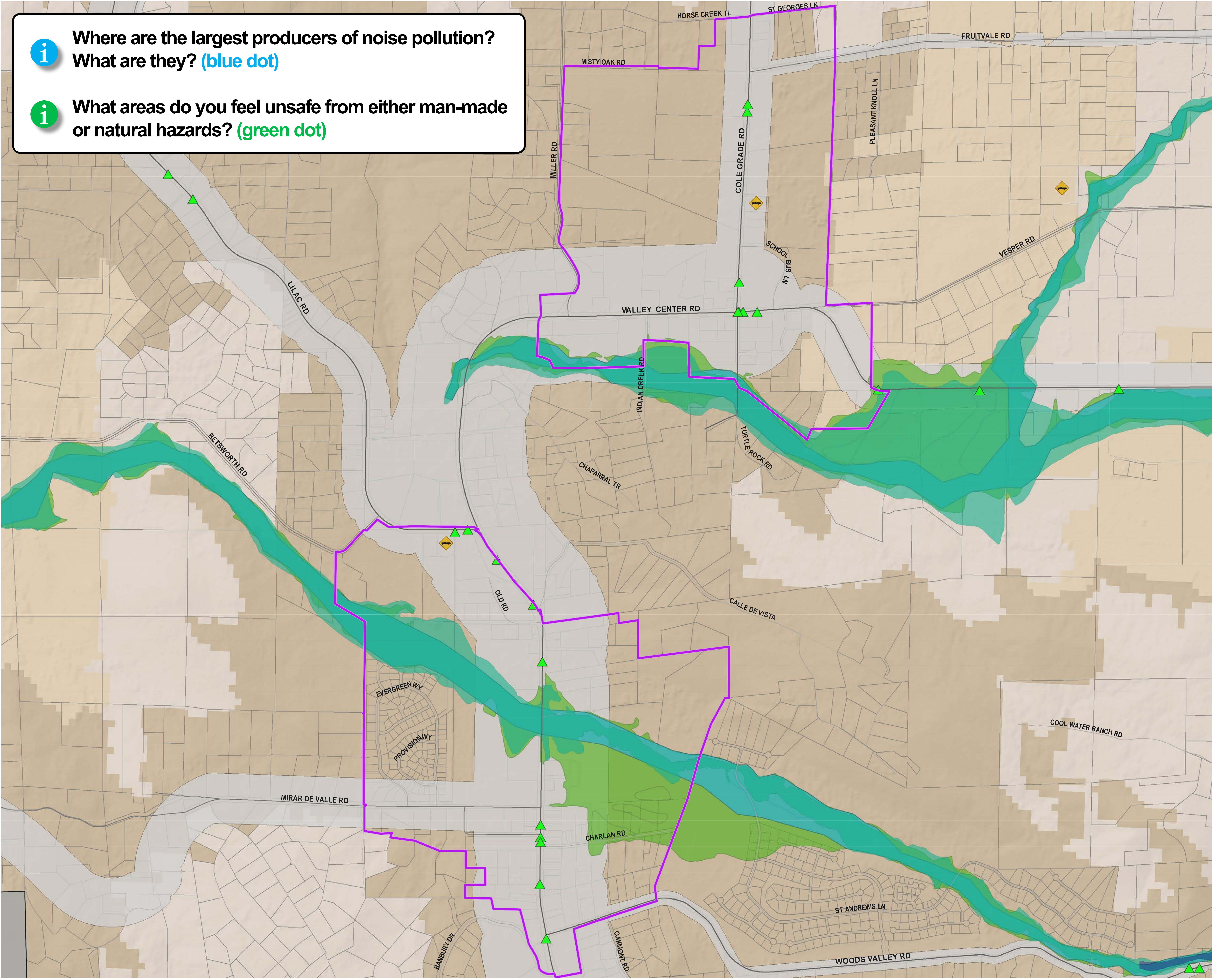


NOISE / SAFETY

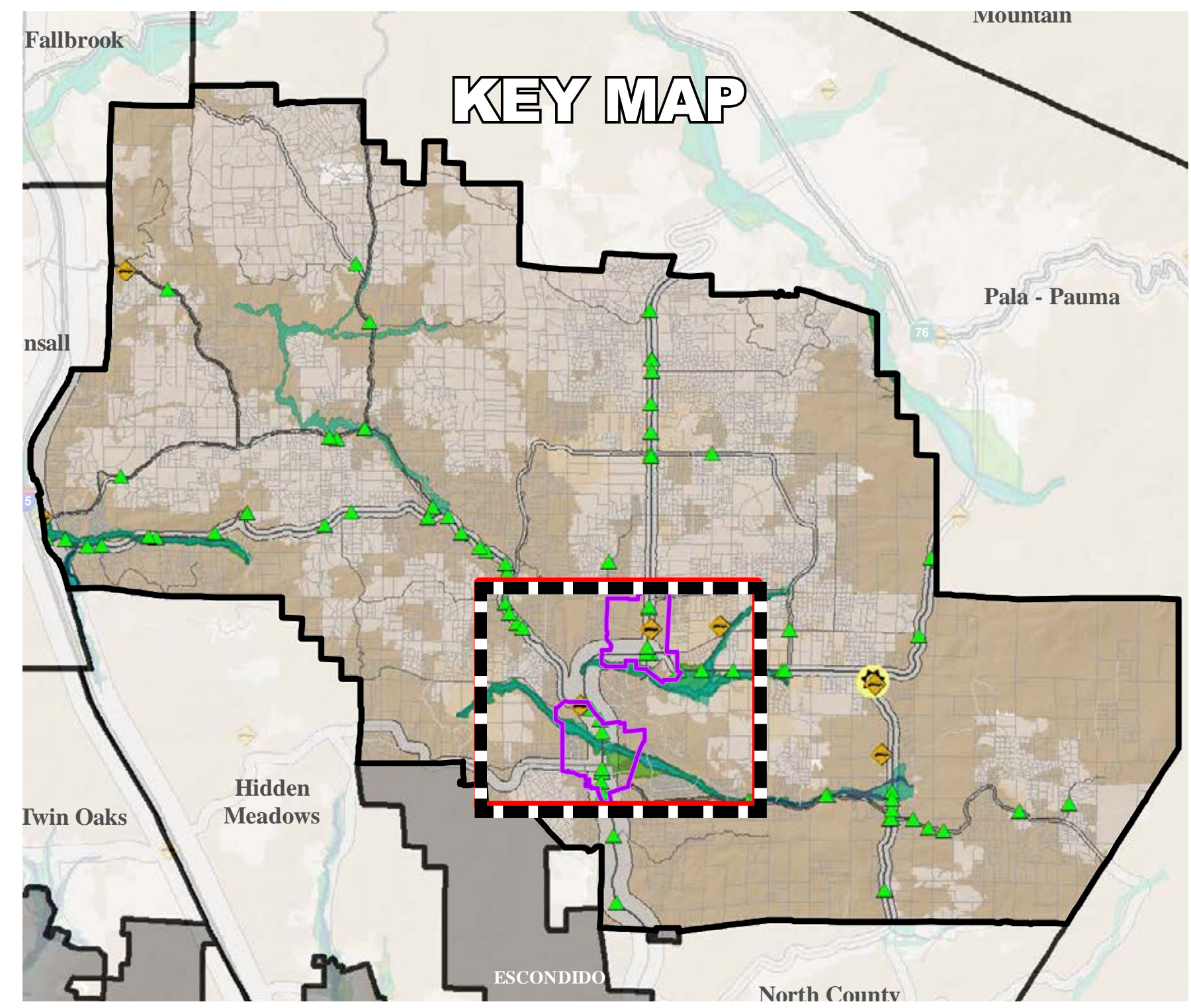
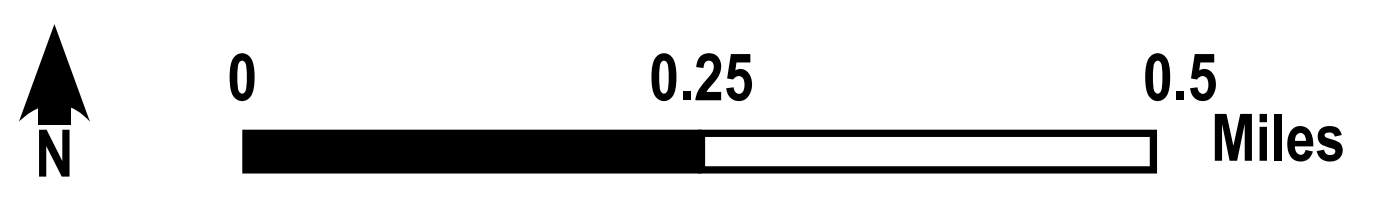
existing conditions

i Where are the largest producers of noise pollution?
What are they? (blue dot)

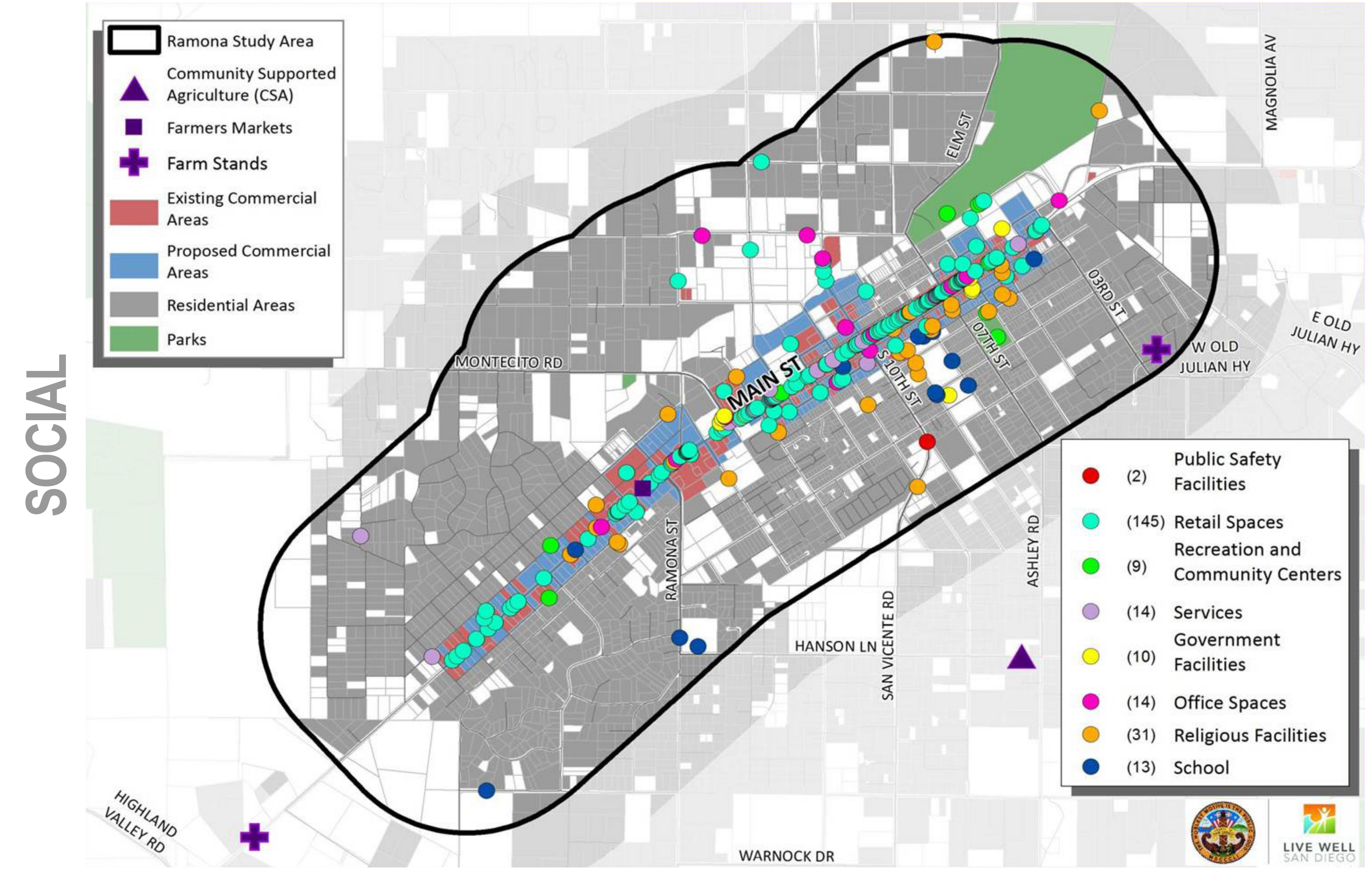
i What areas do you feel unsafe from either man-made or natural hazards? **(green dot)**



- LEGEND**
- Vehicle to Vehicle and Vehicle to Non-Vehicle Collisions (SWITRS 2011)
 - Fire Stations
 - FEMA Floodway
 - FEMA Floodplain
 - County 100yr Floodway
 - County 100yr Floodplain
 - Road Noise Contour above 60 CNEL
- FIRE HAZARD SEVERITY ZONES**
- Very High
 - High
 - Moderate
 - Community Village Boundary



Social Services



Crime

Type of Crime
Drug/Alcohol Violations
Assault
Theft/Larceny
Burglary
Vehicle Break-In/Theft
Vandalism
Fraud
Motor Vehicle Theft
Weapons
Robbery
DUI
Total

Very Active and Vocal Residents **2015 - 21% decrease in Property Crime**

11 Violent Crimes in 6 months

77 Property* Crimes in 6 months

12 Crimes per 1000 People - Ramona CPA **Less than 1 Crime per 1000 - Village Area**

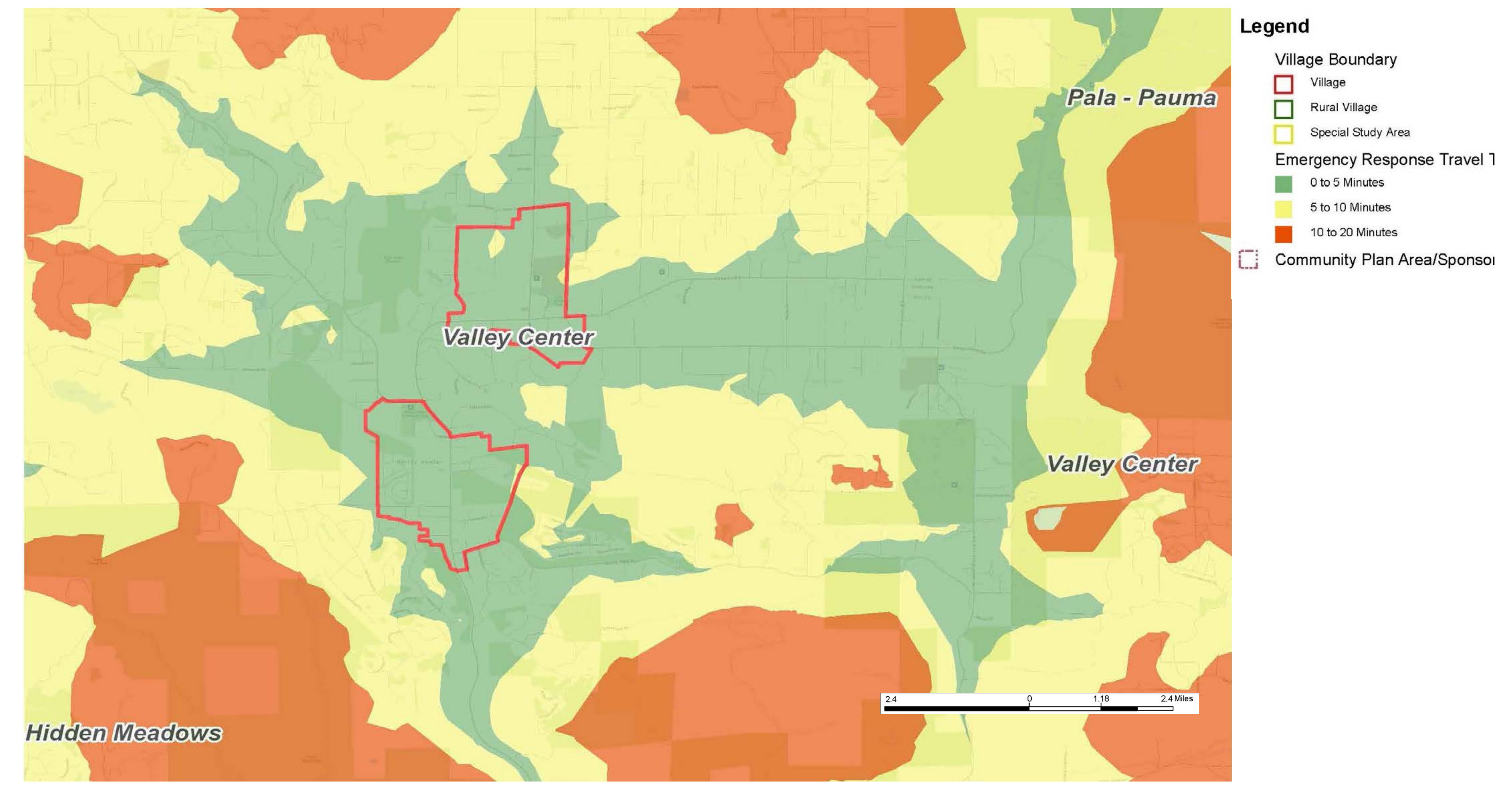
Design Guidelines / Crime Prevention Through Environmental Design

SAFETY

Source: Interface Studio, Economic Development

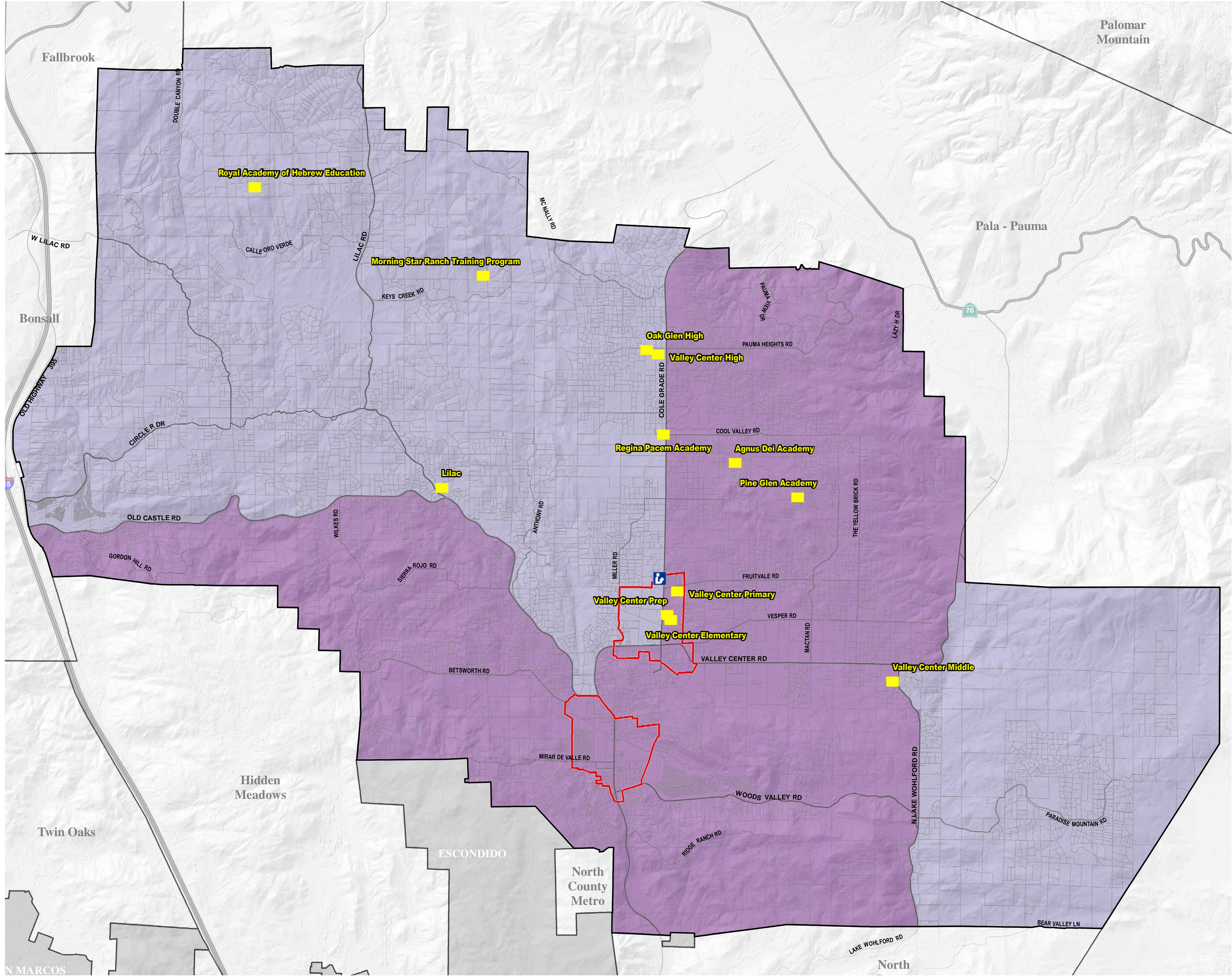
- FAST MOVING CARS**: Walking, driving and bicycling is dangerous due to FAST MOVING CARS and through traffic.
- BIKE INFRASTRUCTURE**: It is unsafe to ride a bicycle due to a lack of BIKE INFRASTRUCTURE that helps to protect cyclists from traffic.
- BUS ACCESS**: While the neighborhood has good BUS ACCESS the bus stops are in poor condition and the buses often get stuck in traffic. This adds time to your day.
- VACANT BUILDINGS**: VACANT BUILDINGS encourage illegal activity and negatively impact adjacent homes.
- POOR SIDEWALKS**: It is unsafe to walk in the area due to POOR SIDEWALKS and infrastructure.
- STREET LIGHTING**: Poor STREET LIGHTING reinforces perceived and real crime in the community.

Emergency Response Time



HOUSING

existing conditions



LEGEND

- Library
- Schools
- Community Village Boundary

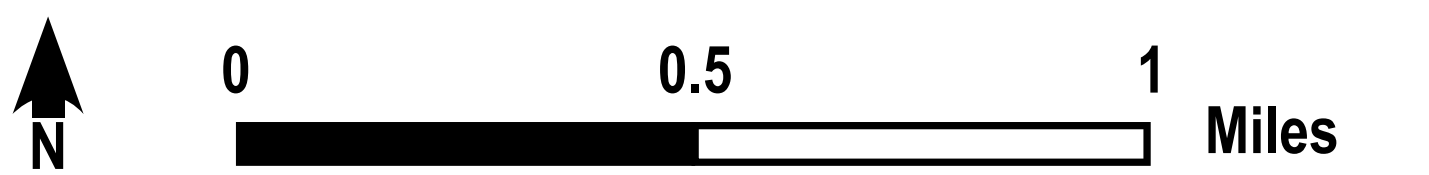
2016 Median Home Value (Per Census Tract)

- \$331,400 - \$526,800
- \$526,800 - \$1,000,000+

Household Income

2016 County of San Diego Area Median Income (AMI) was \$73,000

AMI	Annual Income Max	Purchase Price Max
Extremely Low (<30%)	\$22,050	\$65,501
Very Low (31% - 50%)	\$36,750	\$112,112
Low (51% - 80%)	\$58,800	\$211,993
Moderate (81% - 120%)	\$88,200	\$345,169
Above Moderate (>120%)	\$88,200+	\$345,169+



Housing Element Site Inventory

Market Analysis

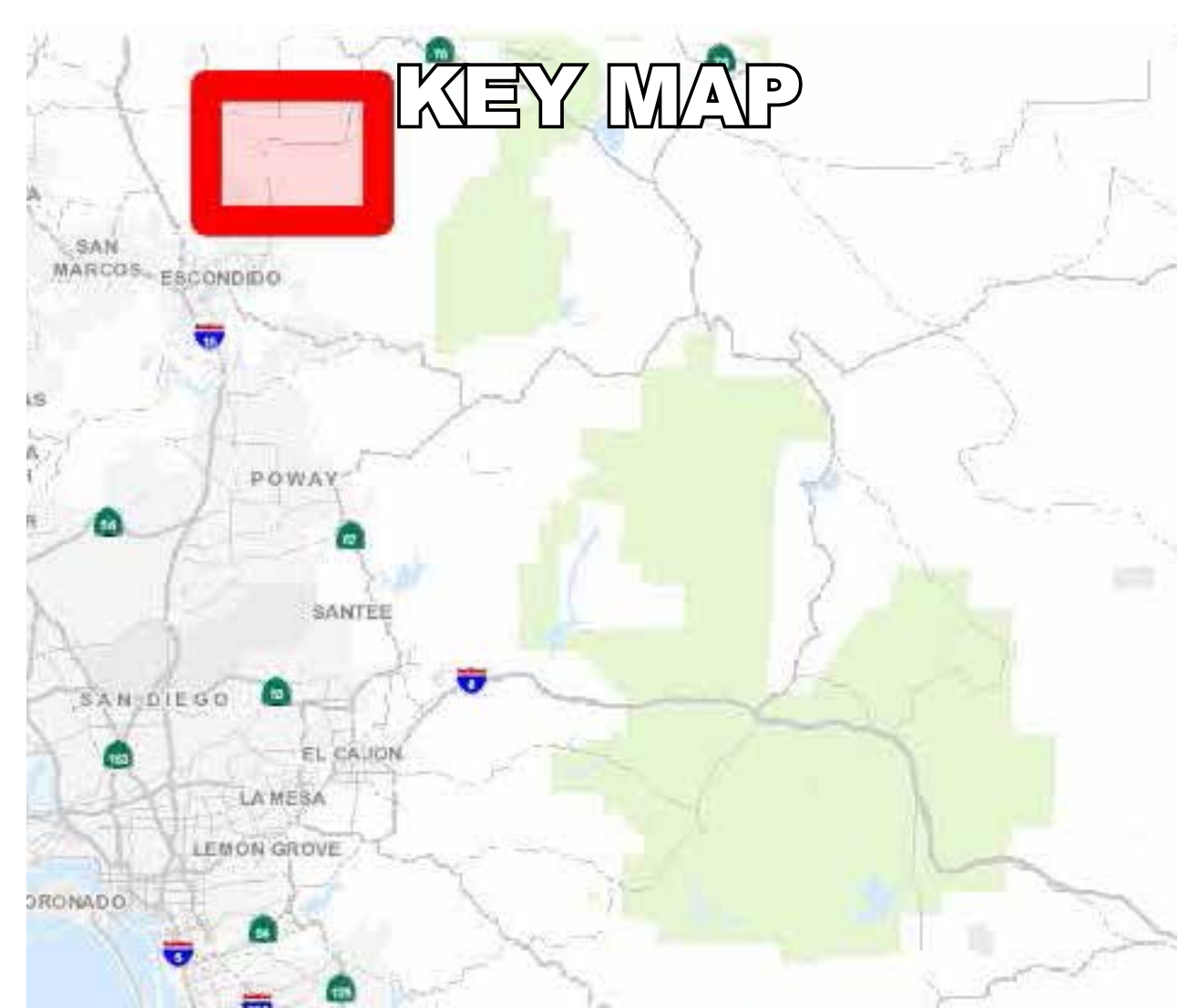


Table IV-1: Affordable Housing Product Types

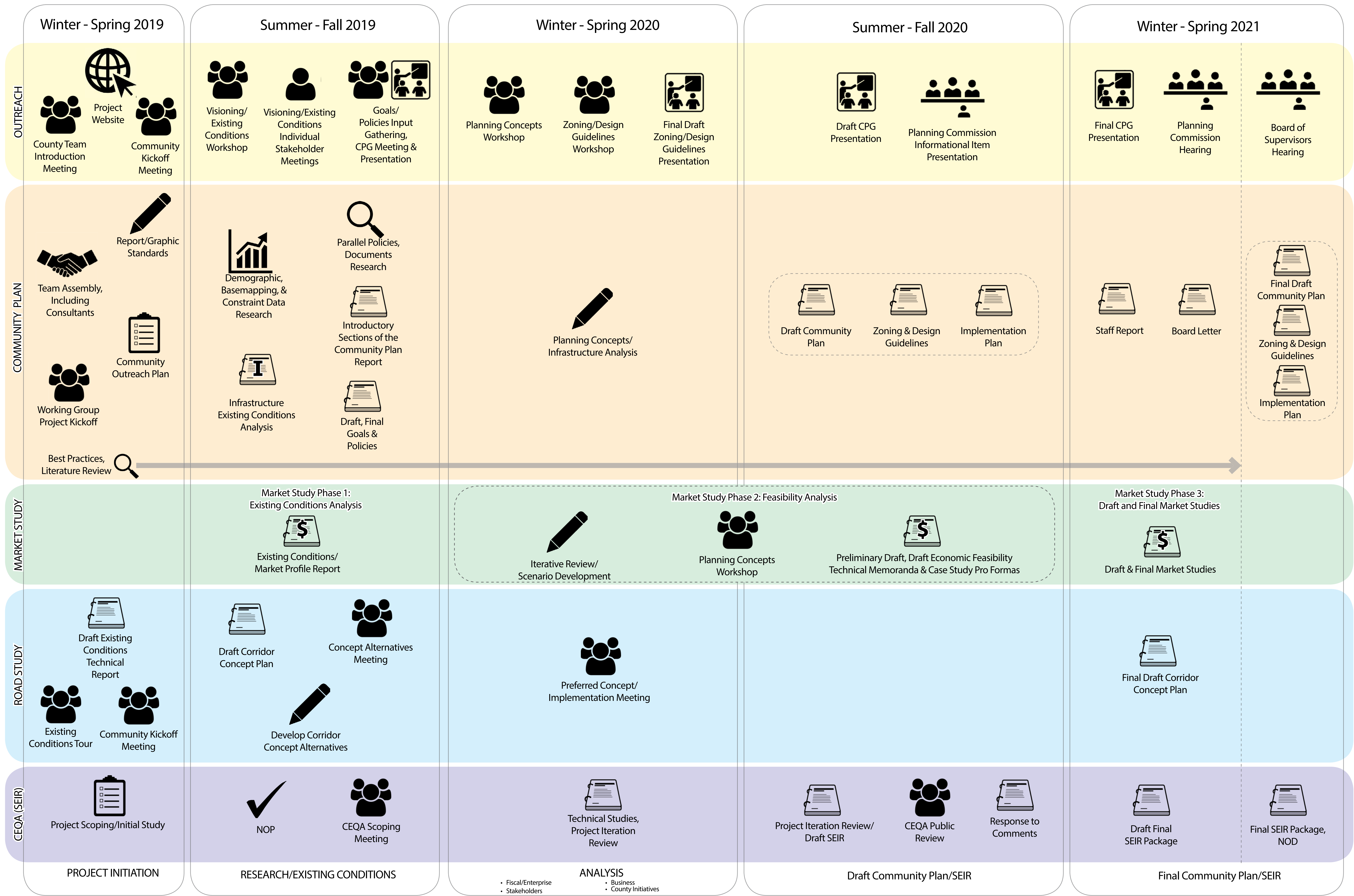
Probable Product Type by Density Range	Example	Prototype Analyzed
Between 15 and 23 units/acre		
Two story wood-frame townhome. Each unit is attached by common walls. Developments are served by surface parking.	 Trolley Terrace Townhomes Chula Vista, CA	Scenario #1: Townhomes at 20 units/acre
Between 24 and 29 units/acre		
Two or three story wood-frame construction with access to units from external walkways or corridors. Developments typically feature landscaped common areas as well as surface parking.	 Fallbrook View Fallbrook, CA	Scenario #2: Garden style residential at 24 units/acre
Over 30 units/acre		
Wood-frame construction of up to four stories. Dwelling units are typically single floor residences accessed by double-sided interior corridors or open walkways. Often developed over tuck-under ¹ , podium ² , or below-grade parking ³ .	 Centre Street Lofts San Diego, CA	Scenario #3: Stacked Flats at 30 units/acre with surface and tuck-under parking

¹ Parking located under a residential building accessed by surface driveways.
² Reinforced concrete parking structure at ground level with residential development constructed above.
³ Below-grade concrete parking structure with ramping access below grade and between parking levels.

Table V-2: Single Family Median Home Values – September 2012 vs. June 2016

Community Planning Area	September 2012 ⁽¹⁾		June 2016 ⁽²⁾		% Change (2012-2016)
	Number of Sales	Median Price	Number of Sales	Median Price	
Alpine	24	\$417,500	14	\$564,000	35.1%
Bonita	9	\$460,000	17	\$607,000	32.0%
Bonsall	5	\$607,500	5	\$820,000	35.0%
Borrego Springs	2	\$220,000	11	\$188,000	-14.5%
Boulevard	4	\$79,000	3	\$252,000	219.0%
Campo	5	\$175,000	6	\$240,000	37.1%
Descanso	0	--	1	\$110,000	--
Fallbrook	59	\$359,500	97	\$488,000	35.7%
Jacumba	0	--	2	\$211,000	--
Jamul	13	\$434,500	15	\$561,000	29.1%
Julian	8	\$210,000	10	\$295,000	40.5%
Lakeside	27	\$325,000	36	\$458,000	40.9%
Palomar Mountain	0	--	3	\$349,000	--
Pauma Valley	2	\$126,000	2	\$250,000	98.4%
Pine Valley	2	\$217,500	5	\$490,000	125.3%
Ramona	31	\$280,000	58	\$456,000	62.9%
Rancho San Diego	3	\$380,000	--	--	--
Rancho Santa Fe	14	\$1,824,000	22	\$2,371,000	30.0%--
Santa Ysabel	0	--	1	\$303,000	--
Spring Valley	45	\$289,500	61	\$425,000	46.8%
Valley Center	16	\$359,000	21	\$559,000	57.0%
Warner Springs	0	--	0	--	--

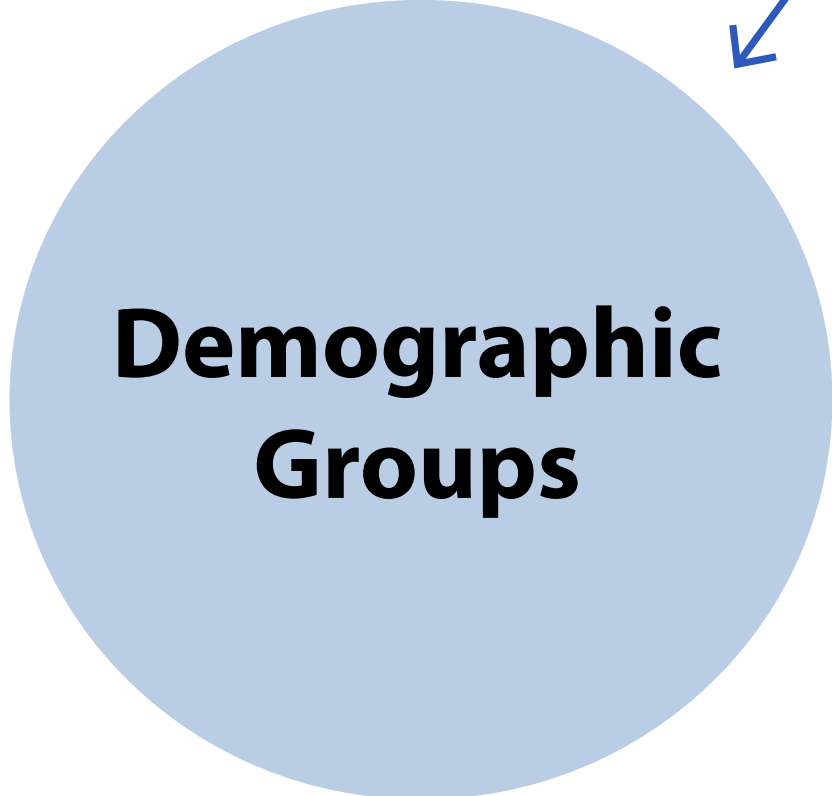
(1) Source: DQNews. Reflects single-family home resales in San Diego County recorded in September 2012.
(2) Source: CoreLogic. Reflects single-family home resales in San Diego County recorded in June 2016.



Community Plan & Housing Linkage Diagram



- **Social Equity**
- **Technology**
- **General Plan Implementation**
- **Economic Waste**
- **Community Plans**
 - Job Creation & Retention
 - Financing Districts
 - Community Needs Assessment
 - Aging & Independence Services
- **Housing**
 - Housing Affordability Strategy
 - Housing Needs Assessment
 - State RHNA
 - HHSA/End Homelessness
 - Housing & Community Development
 - Best Practices



- **Age in Place**
- **Seniors**
- **Increase in Homelessness**
- **Homeless**
- **Veterans**
- **Assisted Living**

- **Site Location**
- **Service Boundaries**
- **Age-in-Place**
- **Accessible Design**
- **Infrastructure**
- **Community Plans**
 - Transportation
 - Utilities
 - Resource Conservation
 - Resource Access
- **Housing**
 - Jobs & Housing Balance
 - Transects

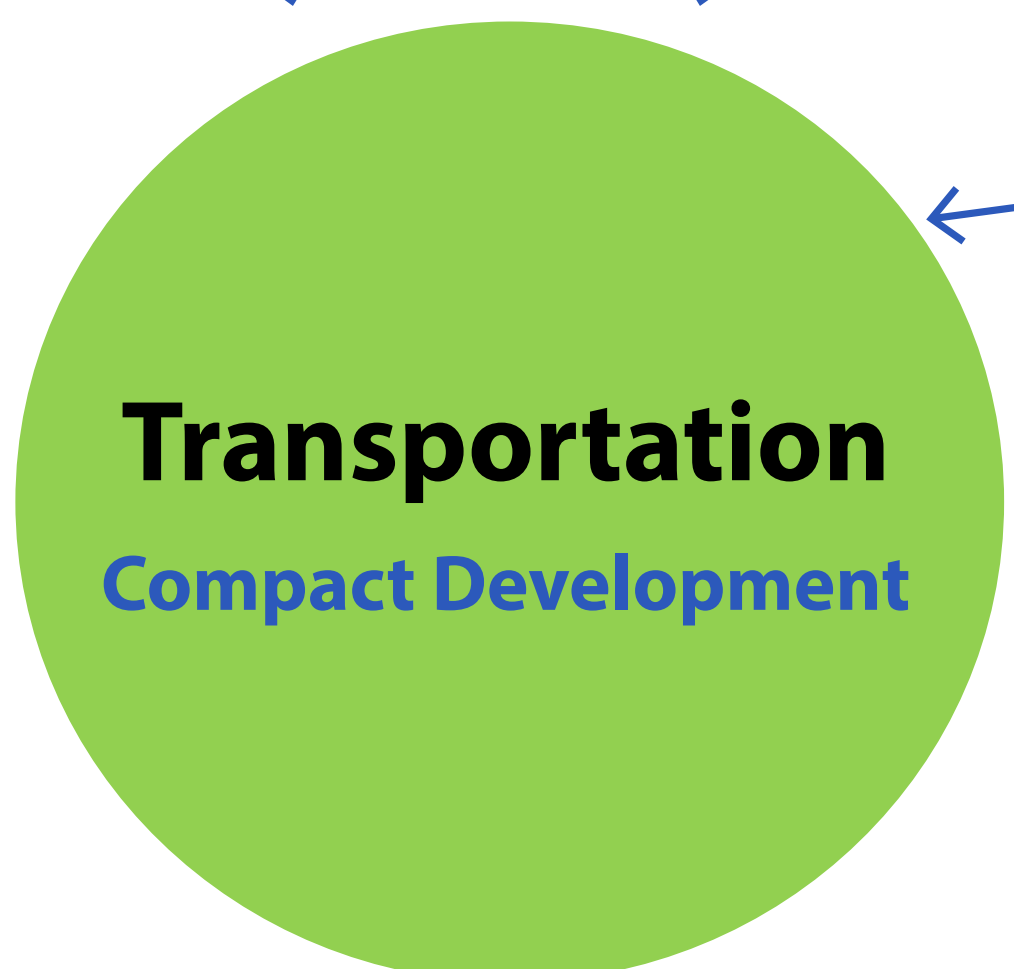


- **Community Character**
- **Technology**
- **Livability**
- **General Plan Goals/Policies**
- **Walkability**
- **Public Facilities/Parks**
- **Community Plans**
 - Community Plan Design Guidelines
 - Good Site Design Principles (General Plan Policy LU-1.2)
 - Resource Conservation
 - Pre-determined Developability
 - Feasibility Studies
- **Housing**
 - Housing Affordability Strategy Goals / Policies
 - Zoning Code / Ordinances
 - CPTED

- **Vehicle Emissions**
- **General Plan Implementation**
- **General Plan Goals / Policies**
- **Walkability**
- **Community Plans**
 - Implementation Strategies
 - Zoning / Outcome Based Performance Measures
- **Housing**
 - Jobs & Housing Balance
 - Housing Variety (Typologies)
 - High Rise
 - Mid Rise
 - Low Rise
 - Apartment
 - Duplex / Townhome
 - Single Family Detached
 - Accessory Unit
 - Mobile / Manufactured Home
 - Farmworker Housing



- **General Plan Implementation**
- **Discretionary Applications**
- **CEQA Environmental Review**
- **General Plan Goals/Policies**
- **Development/General Plan Tracking**
- **Community Plans**
 - Community Plan Implementation
 - Community Plan Design Guidelines
 - Incentives
 - Design & Development Streamlining
 - Negotiated Project Scope / Amenities
- **Housing**
 - Housing Capacity & Tracking
 - Cost Recovery
 - Best Practices
 - Incentives
 - State Density Bonus
 - State Affordable Housing Streamlining
 - Design & Development Streamlining



- **Vehicle Emissions**
- **Technology**
- **Traffic Congestion**
- **Vehicle Miles Traveled Analysis**
- **Capital Improvement Program**
- **Transportation Demand Management**
- **Active Transportation Plan**
- **Alternative Fuels**



- **Air Quality**
- **Climate Change**
- **GHG Emissions Inventory**
- **Climate Action Plan**
- **County Internal Working Group**
- **PDS / Sustainability Team**

Red = Impact
Blue = Mitigation

HOUSING

proposed scope

What housing types do you think Valley Center is lacking?

(place checkmark in the corresponding column)

Low Rise / Mixed Use



Accessory Unit



Apartment



Mobile / Manufactured Home



Duplex / Townhome



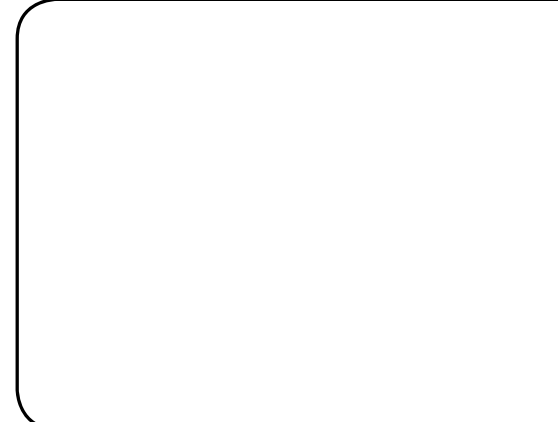
Farm Worker Housing



Single Family Detached



Other



How would rate affordability of housing?

(place checkmark in the corresponding column)

\$

\$



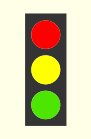
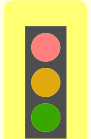
more affordable

less affordable






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Legend

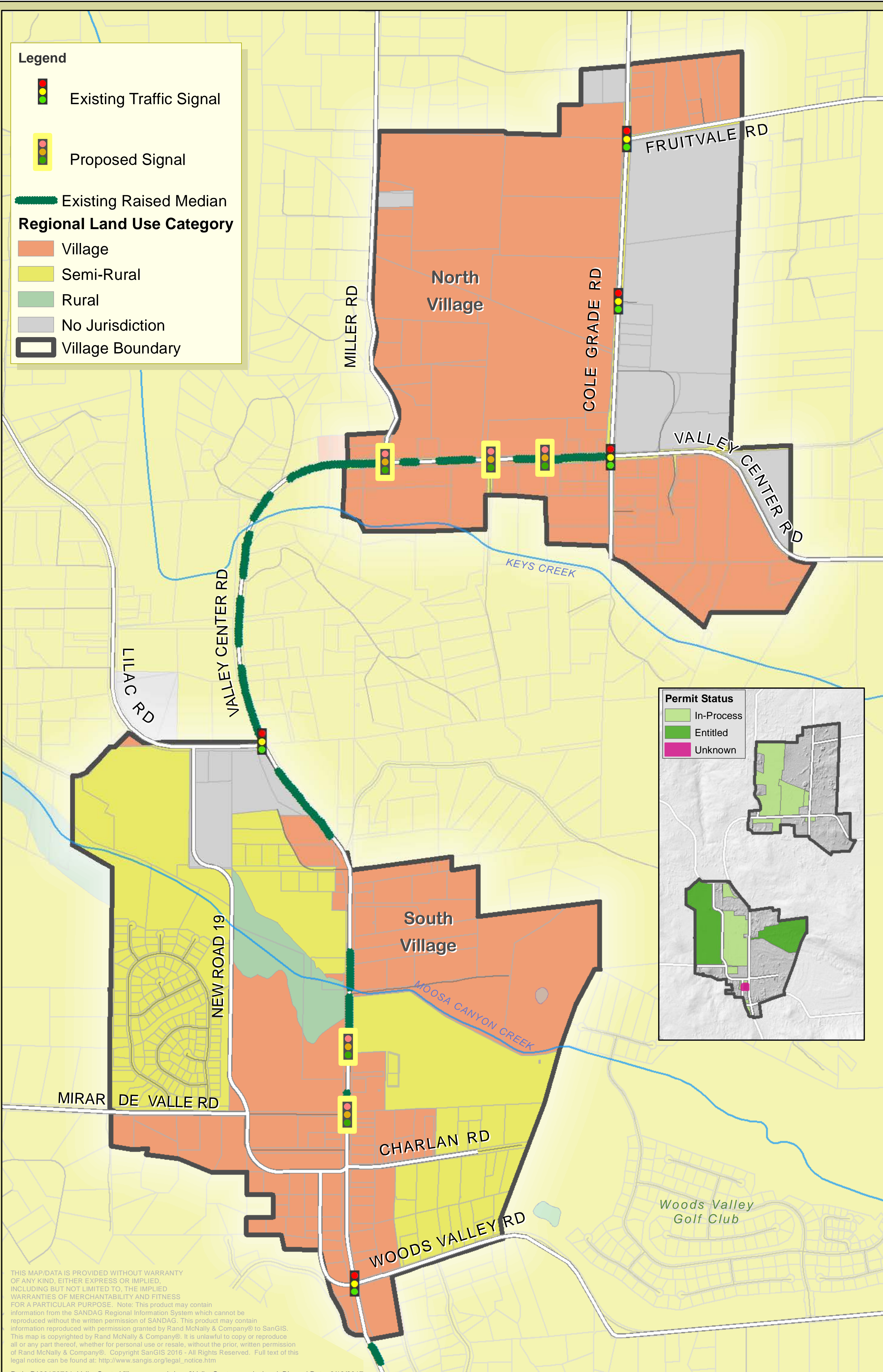
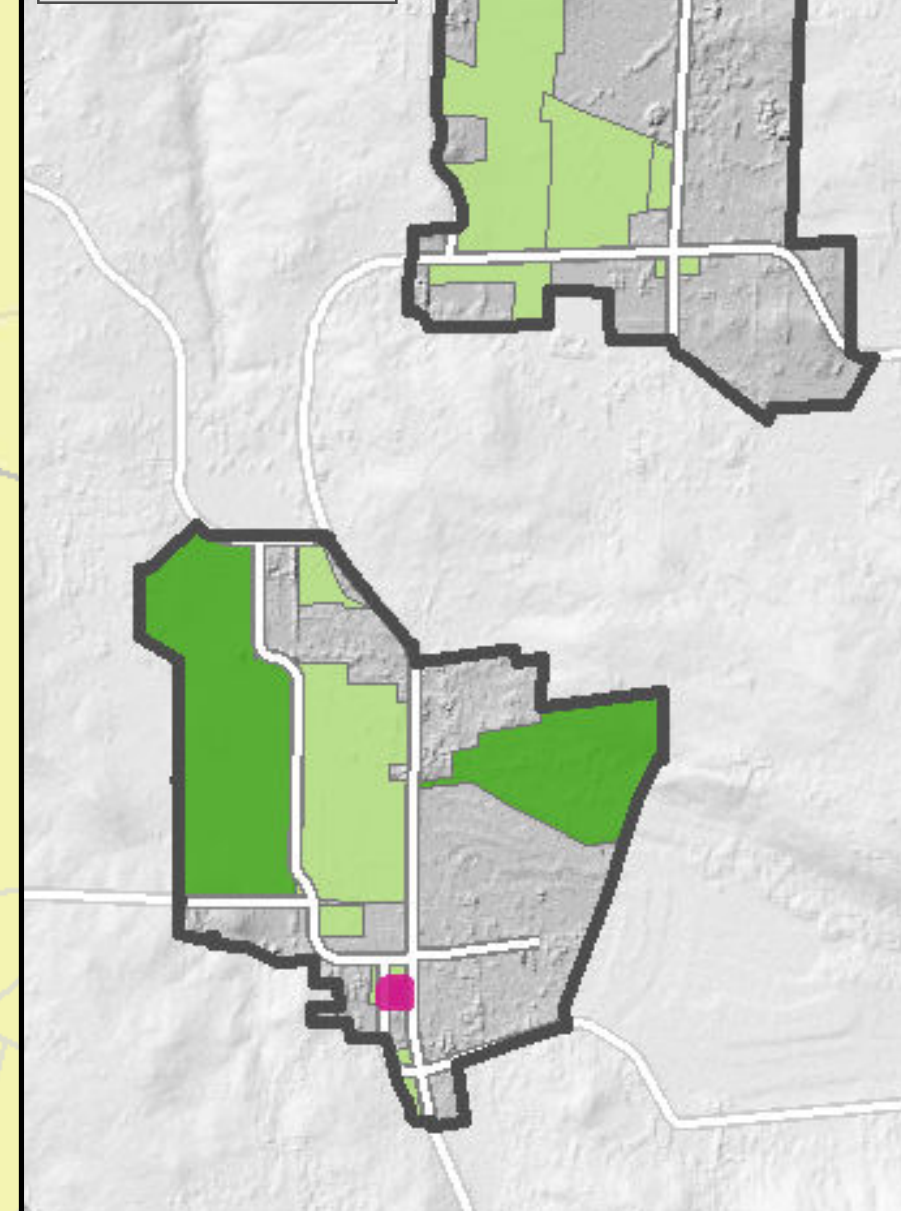
-  Existing Traffic Signal
-  Proposed Signal

Existing Raised Median
Regional Land Use Category

-  Village
-  Semi-Rural
-  Rural
-  No Jurisdiction
-  Village Boundary

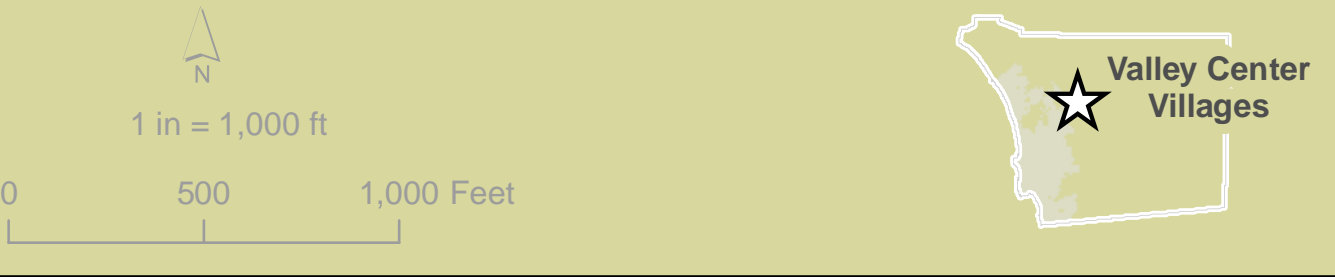
Permit Status

-  In-Process
-  Entitled
-  Unknown



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Path: P:\20150701_ValleyCenterVillages_permits\mxd\ValleyCenter_road_signal_BL.mxd Date: 9/13/2017



Valley Center Road & Community Villages
Access Management Study Area

