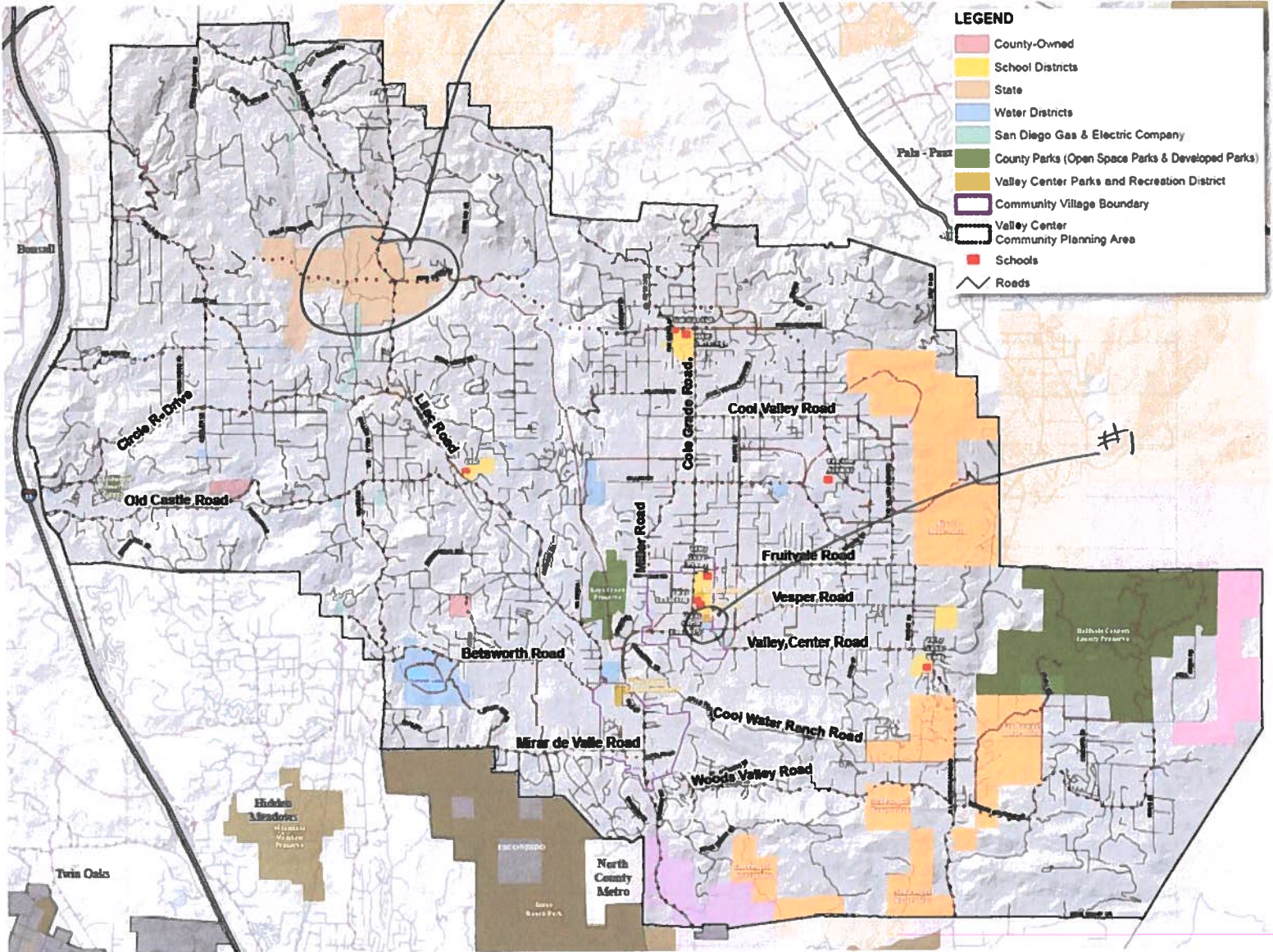


Valley Center Subarea Exercise

Instructions: Circle areas on the map of the CPA and Villages that you suggest as subareas.

Valley Center CPA



Valley Center Subarea Exercise

Further clarification or general comments can be included in the space below.

Location(s):

#1 NE corner ~~for~~ of VC Road & Cole Grade Road

#2 open lands along Lilac Road

Reasons for chosen area(s):

#1 Inappropriate & unsightly use - inconsistent with surroundings

#2 Set aside for open space

What changes do you want to see?:

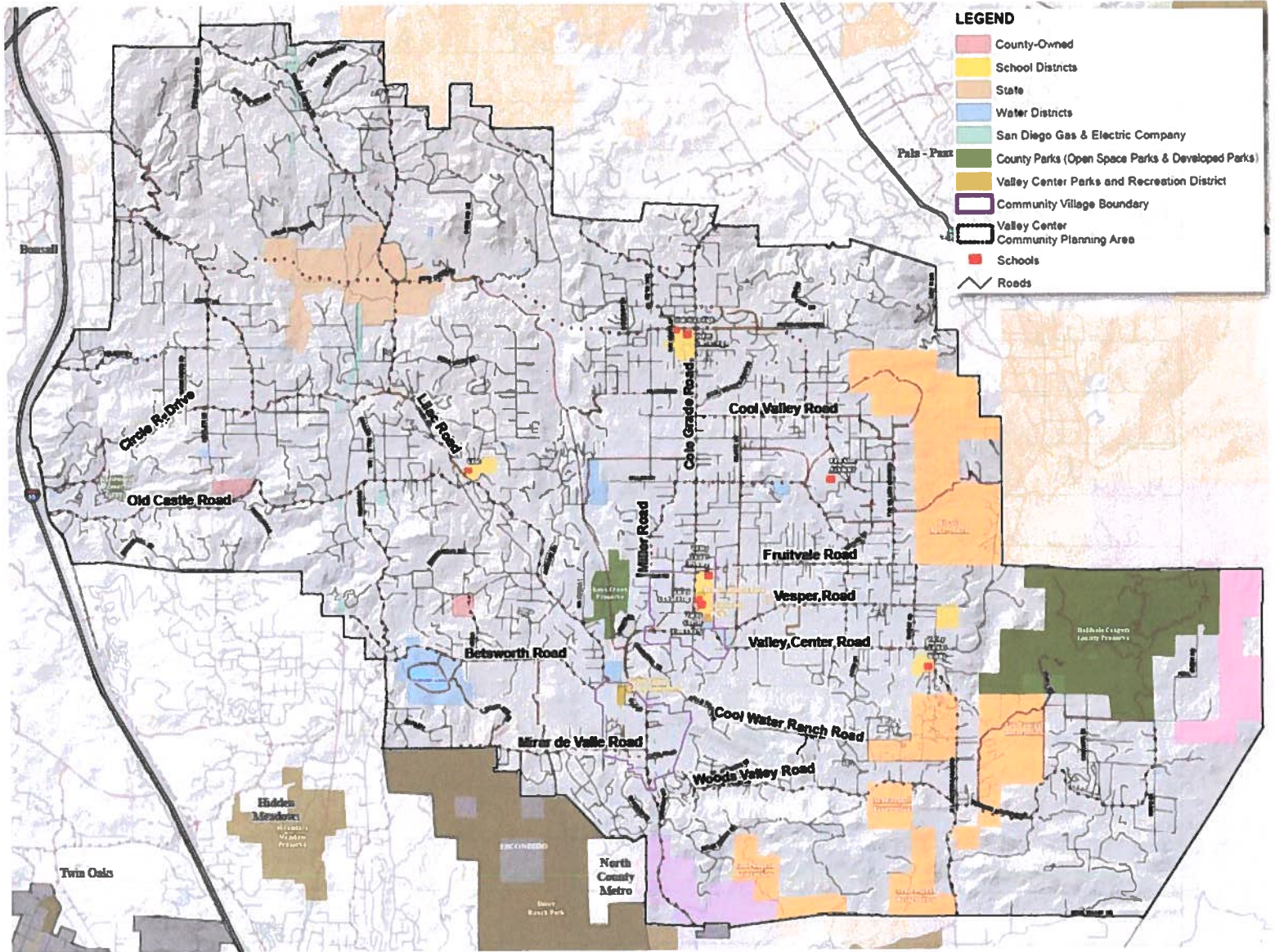
#1 Remove County maintenance facility - which really belongs on industrial space - and turn this to Open Space (1st preference) or General Commercial.

#2 Enable public access

Valley Center Subarea Exercise

Instructions: Circle areas on the map of the CPA and Villages that you suggest as subareas.

Valley Center CPA



Valley Center Subarea Exercise

Further clarification or general comments can be included in the space below.

Location(s):

Corner of Valley Center Rd & Lizard Rocks.
↳ APN 788-~~2~~50-16-00
& nearby areas that can be converted.

Reasons for chosen area(s):

Zoned 75% Commercial & 25% Industrial, would like more industrial on that property as well as industrial in Valley Center in general.
What other nearby areas can be converted to industrial?

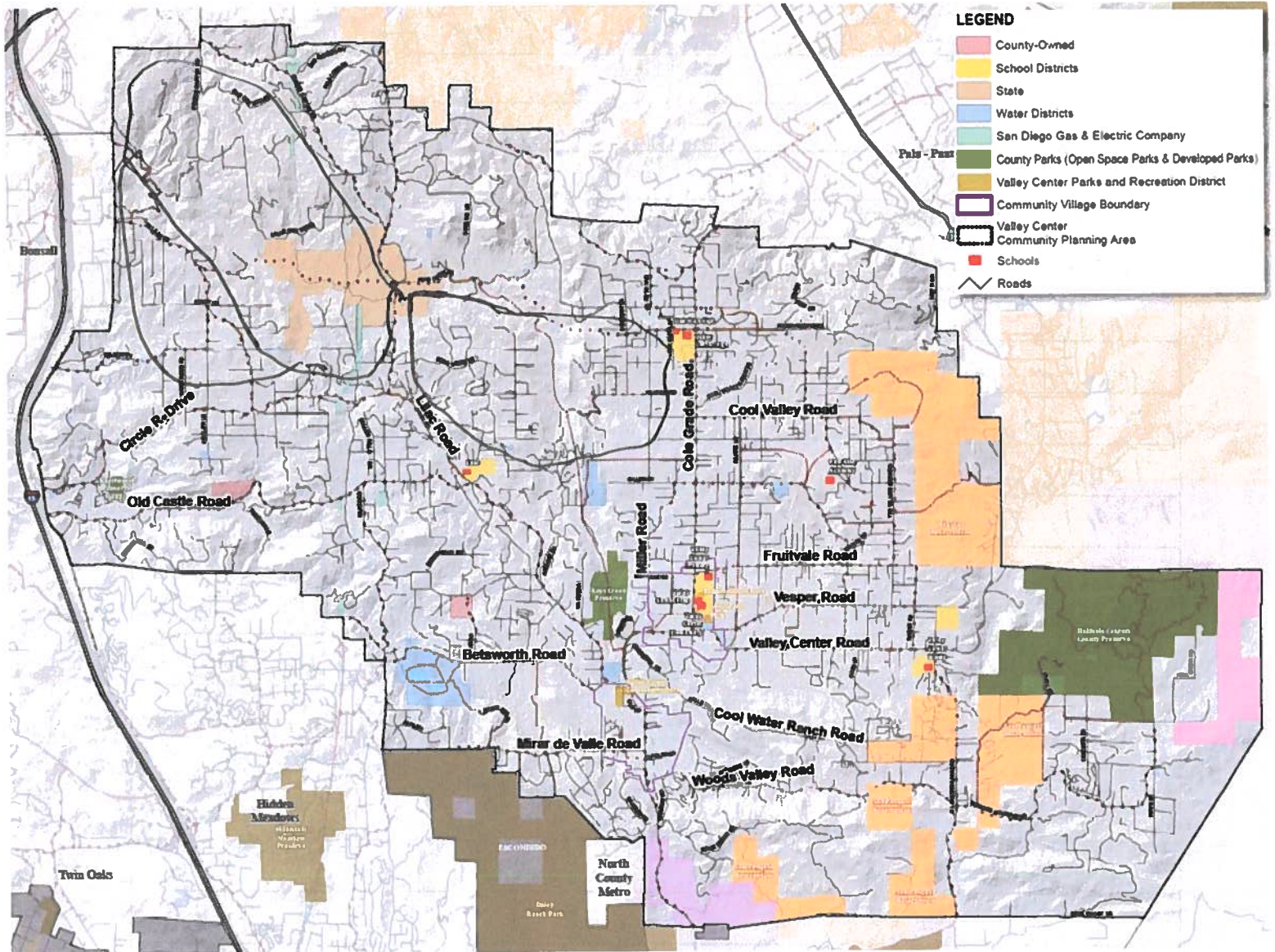
What changes do you want to see?:

More light & Medium industrial zoning.

Valley Center Subarea Exercise

Instructions: Circle areas on the map of the CPA and Villages that you suggest as subareas.

Valley Center CPA



Valley Center Subarea Exercise

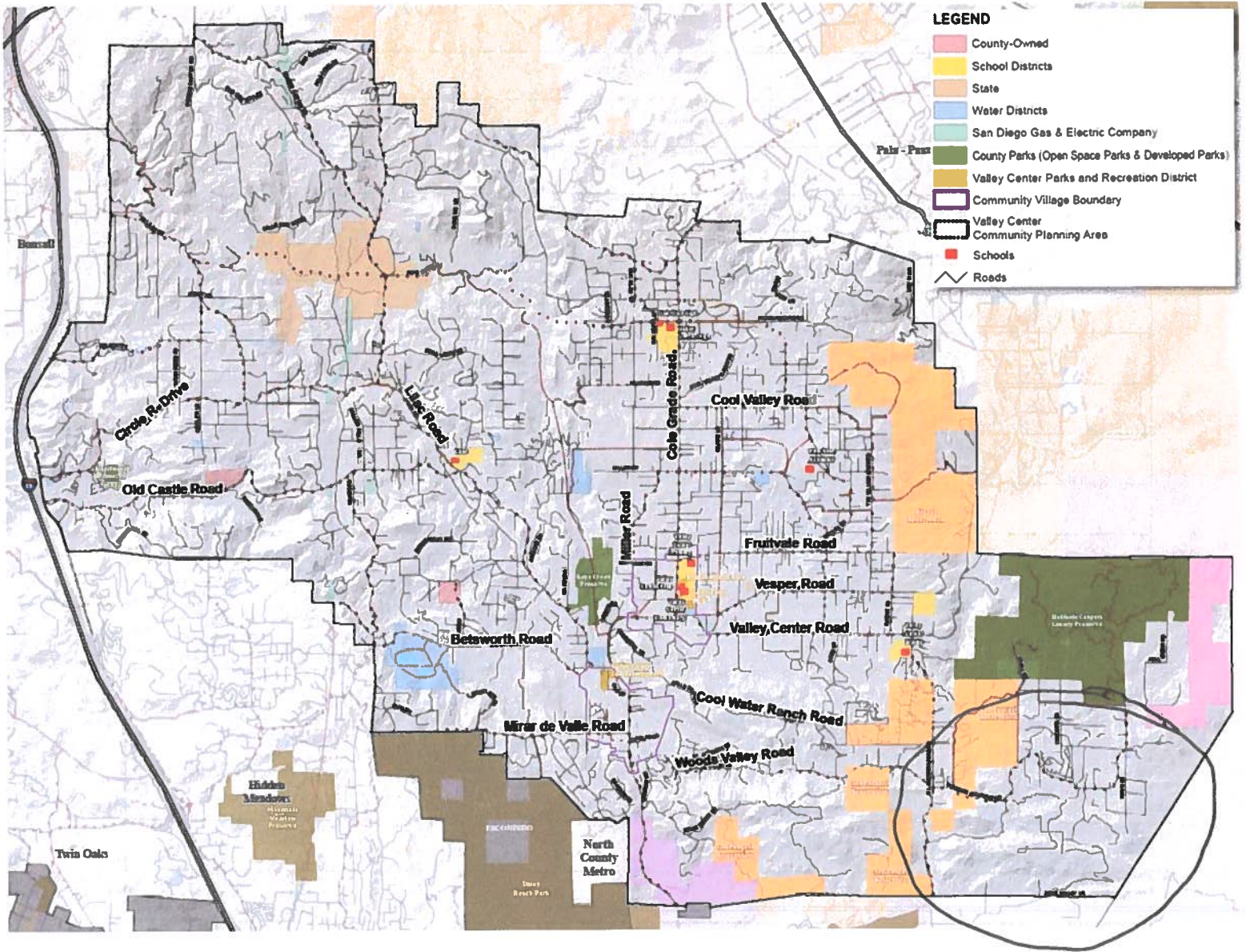
Further clarification or general comments can be included in the space below.

Location(s):
Mesa Verde area.
Couser Canyon to W. Lilac & Circle X
Reasons for chosen area(s):
These are agricultural areas. I would like to see "expanded agriculture" encouraged. In addition to growing, it could include food manufacturing, eco/farm tourism and housing for farmworkers. resorts, lodging, restauranting, food tasting
What changes do you want to see?:
Special mixed-use zoning allowing for some or all of the above, including alternative dwelling units for farmworkers & resort & restaurant workers even tourists.

Valley Center Subarea Exercise

Instructions: Circle areas on the map of the CPA and Villages that you suggest as subareas.

Valley Center CPA



Valley Center Subarea Exercise

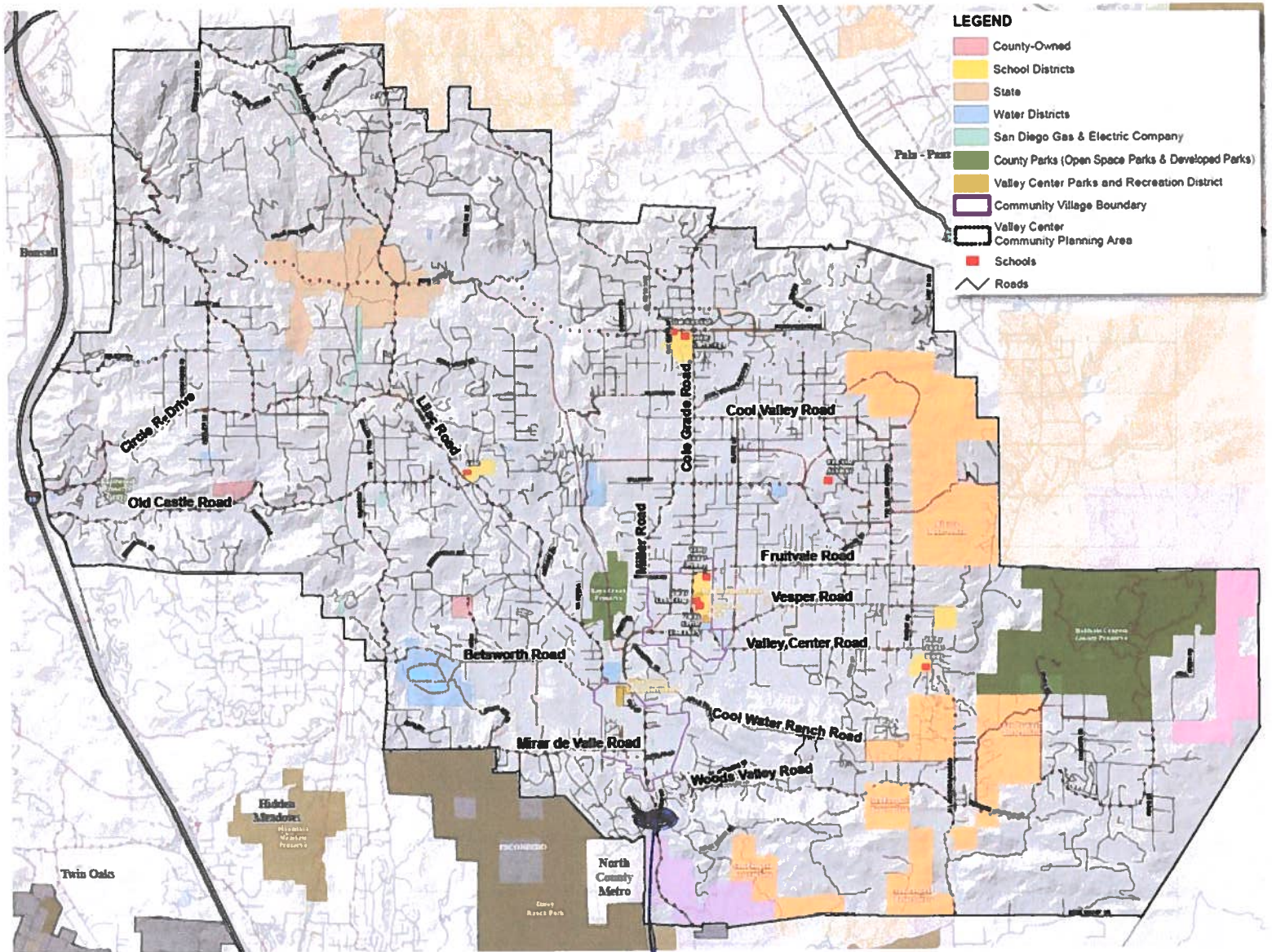
Further clarification or general comments can be included in the space below.

Location(s):	PARADISE MOUNTAIN AREA
Reasons for chosen area(s):	
	COUNTY ROADS IMPROVEMENTS
	AND MAINTAINED BY COUNTY
	EXPANSION OF COUNTY
	MAINTAINED ROADS FOR
	SAFETY & EVACUATION PURPOSES
What changes do you want to see?:	
	MORE ROADS IMPROVED BY
	THE COUNTY - AND ALSO
	MAINTAINED BY THE COUNTY
	FOR SAFETY & EVACUATION
	PURPOSES

Valley Center Subarea Exercise

Instructions: Circle areas on the map of the CPA and Villages that you suggest as subareas.

Valley Center CPA



Gateway

Valley Center Subarea Exercise

Further clarification or general comments can be included in the space below.

Location(s):

- 1 Valley Center Road, right before
Bethworth to include the
Valley Center Gateway Community
Identification + Traffic Calming
- 2 Mirar de Valle to 115

Reasons for chosen area(s):

- 1 The Gateway to Valley Center,
a traffic Calmed, Designated
Shopping + residential district
- 2 It's a county road which would
alleviate traffic + fine excavation

What changes do you want to see?:

- 1 Support + partnership with
The County + the Valley
Center Gateway 501 C3

* Both Recommendations are based
on the increase of fatal traffic
accidents since 2011 update