

1

Dark skies
Land Use and Housing
(Where we live, work and play)

④
mom and pop retail

no sidewalks / DG trails

What makes up the rural character of Valley Center?

*Topography - hills, mtns, valleys - its beautiful!
Crazy views - there is an 'aha' at every corner*

lots of open space

Agriculture

Equestrian

Large parcel sizes

*unusual animals - emus
its not Ramona*

low # of traffic lights

No Big commercial spaces.

no eye sore properties

Where should new development go and what form should it take?

Health / medical

Retirement communities / homes

higher density worker housing / small apts / mobile homes

More affordable hotels outside of the casinos

Small scale commercial near the high school for youth

What housing types are most needed in Valley Center?

Where would you like to see those types developed?

more affordable housing - apartments / condos

no taller than two stories

Multi-family only in the villages - won't be supported elsewhere

OTHER COMMENTS

- sidewalks for disabled - one side sidewalk and the other DG

- Infrastructure is limited

*- no amendments to the community plan
- or minimal if needed*





Land Use and Housing

(Where we live, work and play)



What makes up the rural character of Valley Center?

*No apartments - too dense
multi-family - ugly design.*

Where should new development go and what form should it take?

Commercial in North/South Village

What housing types are most needed in Valley Center?
Where would you like to see those types developed?

*Cluster housing along Commercial roads
= low to mid size housing*

more single family detached.

Small lots, small house - single family

OTHER COMMENTS

How much new development is planned?

More HOA Communities



1

Land Use and Housing (Where we live, work and play)

2

What makes up the rural character of Valley Center?

Stay w/in the ^{design} guidelines

allow for space

keep it small

Don't want the boxes - commercial ~~retail~~ retail big box

Old CA farm village

Some flexibility for developers

* scale that supports rural character - not too big / not Ramona or Poway

Oak trees - save them

Where should new development go and what form should it take?

keep it in the villages

What housing types are most needed in Valley Center?

Where would you like to see those types developed? ADUs

apartments

More affordable options for young persons

need to have rooftops to support commercial

product types that are feasible for developers

allow 3 stories as long as ^{incentive} you stay within the height limitations

OTHER COMMENTS

We may have already planned for too much

commercial w/ the amount of housing currently allowed

No more gas stations and liquor stores





Land Use and Housing

(Where we live, work and play)

3

What makes up the rural character of Valley Center?

Agriculture - Avocados and citrus

2-5 acre lots

LOW density

2-acre min

Livestock

traditional not contemporary

No traffic lights-~~is~~

peaceful

quiet

views

Where should new development go and what form should it take?

We don't have the infrastructure to handle it

SCHOOLS - K-12 - current schools are overcrowded

Medical offices / urgent care

Infrastructure costs are too high to allow for high density

↳ we are rural by geographic design

Keep out Escondido-style housing/development

still need distance around homes neighbors ok, just not on top of each other

What housing types are most needed in Valley Center?

Where would you like to see those types developed?

2.5 acres

lot ok

some density

ok, just

not a lot

OTHER COMMENTS

Please provide info about existing infrastructure



2

Mobility (Getting around)

What would improve circulation in Valley Center?

- Connect Mirar de Valle (18)
- Passing Lanes (es. Old Castle)

What can be done to improve safety for all mobility user groups (drivers, pedestrians, bicyclists, equestrians, etc.)?

- Evacuation Route Signage
- Trails, Bike Paths (Ex. Tucson River Park)

How can roads be designed to respect the character of Valley Center?

OTHER COMMENTS

- Evacuation Routes



2

Mobility (Getting around)

What would improve circulation in Valley Center?

- Connect Private Roads, Miran-de Valle
- EVACUATION Routes
- Roundabouts
- County Trails Master Plan (implement)
- Size Roads Appropriately (Traffic Volumes)

What can be done to improve safety for all mobility user groups (drivers, pedestrians, bicyclists, equestrians, etc.)?

- Evacuation Routes (People and Animals)
- Crosswalks (Miller Road)
- Speed Limits (Reduce)
 - Traffic Calming
- Pavement Condition

How can roads be designed to respect the character of Valley Center?

- Follow natural contours
- Rural

OTHER COMMENTS



2

Mobility (Getting around)

What would improve circulation in Valley Center?

- Trails
- Connect Roads
 - Private (Keys)
 - Gates problematic
- Traffic Signals
- Alternate Routes to Valley Center Rd.
- Smart Signals

What can be done to improve safety for all mobility user groups (drivers, pedestrians, bicyclists, equestrians, etc.)?

- Lanes for scooters, other vehicles (golf carts)
- Traffic Calming
- Streetlights (East of Vesper) + outside of village
- Improved Bike Lanes

How can roads be designed to respect the character of Valley Center?

OTHER COMMENTS

- Future Technology, Vehicles
- Traffic Signals over Roundabouts



2

Mobility (Getting around)

What would improve circulation in Valley Center?

- Passing Lanes (Turnouts)
 - Cole Grade, Lilae
- Roundabouts

What can be done to improve safety for all mobility user groups (drivers, pedestrians, bicyclists, equestrians, etc.)?

- Pavement (N. Lake Wohlford Rd.)
- Horse Trails
- More, improved Pedestrian Facilities
 - Valley Center Rd. (Both sides)
- Bus stop turnouts

How can roads be designed to respect the character of Valley Center?

- Landscaped Medians
- Oak Trees keep

OTHER COMMENTS

Coordinate with Tribes (Buses)



3

Conservation and Open Space (The community's natural environment and parks)

What natural features and open spaces do you value most in Valley Center?

- natural creeks + waterways
- large F.Y. setbacks to maintain natural state
- native veg.

What types of natural habitat impacts in Valley Center are most concerning to you? How can development be designed to protect these natural habitats?

- streamlining for projects that protect habitat in place or comply w/ reqs.
- identify park sites on traveled roadways

What types of park and recreation amenities are most needed in Valley Center?

- Star Valley park
- equestrian areas
- fields (soccer, polo)
- dog parks

OTHER COMMENTS

- Support for projects that preserve onsite habitat/species
- irrigation support for Ag. operations
- grant program support for farmers



3

Conservation and Open Space (The community's natural environment and parks)

What natural features and open spaces do you value most in Valley Center?

- Riparian Habitat
- VC reservoir
- Major rock outcrops
- Wildlife + natural veg.
- Oaks

What types of natural habitat impacts in Valley Center are most concerning to you? How can development be designed to protect these natural habitats?

- encroachment
- Habitat conservation plans
- mitigation w/ community
- revert golf course to open space or some type of natural area

What types of park and recreation amenities are most needed in Valley Center?

- fishing
- trail access
- Open space preserves
- Community pool
- equestrian area
- gym / rec center

OTHER COMMENTS



3

Conservation and Open Space (The community's natural environment and parks)

What natural features and open spaces do you value most in Valley Center?

- Area by post office / church dev.
- Scenic views / ridgelines
- Serenity → Country feel
- OAKS - preservation + relocation
- Wildlife + natural veg.
- Natural creeks
- Orange groves

What types of natural habitat impacts in Valley Center are most concerning to you? How can development be designed to protect these natural habitats?

- responsible siting of dev.
- awareness of natural resources
- targeted habitat for key species (bees + butterflies)

What types of park and recreation amenities are most needed in Valley Center?

- Star Valley
- Senior center
- Gym
- preserves / mitigation land
- picnic areas
- splash pad

OTHER COMMENTS

- Affordable Housing



3

Conservation and Open Space (The community's natural environment and parks)

What natural features and open spaces do you value most in Valley Center?

- hiking / bike trails
- scenic viewsheds
- natural / wildlife corridors
- "rural character"
- Ag. preserves
- riparian forests
- wildlife

What types of natural habitat impacts in Valley Center are most concerning to you? How can development be designed to protect these natural habitats?

- Buffers around waterways
- Keep identified sensitive lands protected
- incorporate habitat conservation plan + County trails master plan

What types of park and recreation amenities are most needed in Valley Center?

- CTMP
- access to Daly Ranch
- parks close to development = access + safe passage
- picnic grounds + shade structures
- bike park
- splash pad
- horse trails (multi-use)

OTHER COMMENTS



4

Noise and Safety

(Keeping our community peaceful and safe)

What do we need to keep Valley Center peaceful and safe?

- * Cole Grade Future Fire Station - property owner citations
- West Lilac Future Fire Station
(on Lilac near West Lilac)
- * underground SDG&E UTILITIES
- what a property owner is responsible for on their property vs. where the County of Fire department steps in

Are there any areas of Valley Center where noise is particularly an issue/intrusive?

- improvements happen during night hours to reduce noise and traffic

What services and facilities are needed to protect Valley Center?

- Traffic lights to reduce speed (Valley Center)
- reduce concept of roundabouts
- * urgent care facilities

OTHER COMMENTS



4

Noise and Safety

(Keeping our community peaceful and safe)

What do we need to keep Valley Center peaceful and safe?

- Cool Valley road is considered a highway, slow speed to not be a highway
- evaluate street classifications
- * Mail Box break ins
- roadways to casino separated from Valley Center

Are there any areas of Valley Center where noise is particularly an issue/intrusive?

- * Road material to quiet the roads down (old castle under trail)
- vehicles (Trucks) on road.
- sound barriers (vegetation to help reduce)

What services and facilities are needed to protect Valley Center?

- Fire Station on Cole Grade road
- larger postal facility
- neighborhood watch

OTHER COMMENTS

- lighting up postal boxes potentially
- roadway flooding on Cole Grade / ves per
- * signs for evacuation
- gym or fitness center



4

Noise and Safety

(Keeping our community peaceful and safe)

What do we need to keep Valley Center peaceful and safe?

- Keep North & South village acreage
- Keep acreage minimums outside of villages
- * Trails Along roadsides
- * * New Fire Stations
By the high school
- School pickup/drop off backup

Are there any areas of Valley Center where noise is particularly an issue/intrusive?

- Surface material for roads - quieter material
- Vegetation for sound buffers
- noise ordinance enforcement with in residential/rural
↳ Around Atg. & greenhouse worker housing

What services and facilities are needed to protect Valley Center?

- police - speeding is an issue (Valley Center Road)
↳ being present
- roundabouts - reduce speed and noise

OTHER COMMENTS

- maintain night sky
- encourage minimal lighting
- valley view/Harrathis - criminal element



4

Noise and Safety

(Keeping our community peaceful and safe)

What do we need to keep Valley Center peaceful and safe?

- ~~needed~~ safe roads
- evacuation roads
 - ↳ width increase depending on population/density
- mirar de valle connection to 15

Are there any areas of Valley Center where noise is particularly an issue/intrusive?

What services and facilities are needed to protect Valley Center?

OTHER COMMENTS

