

# VC57+ Analysis Area

## (Valley Center)

2012 Proposal: Change from SR4 to SR2

Requested by: Schimpf, Caston, and Tuluie

Staff Recommendation      Alternative

CPG Recommendation      Existing

PC Recommendation      Alternative

### Property Description

Property Owner:

PSR: Schimpf, Caston, and Tuluie

Size:

1,337 acres

217 parcels

Location/Description:

Adjacent to Valley Center North Village boundary on the west; adjacent to Vesper Road on the north; Valley Center runs through the Analysis Area; within the County Water Authority boundary

### Prevalence of Constraints

● - high; ◐ - partially; ○ - none

◐ Steep slope (greater than 25%)

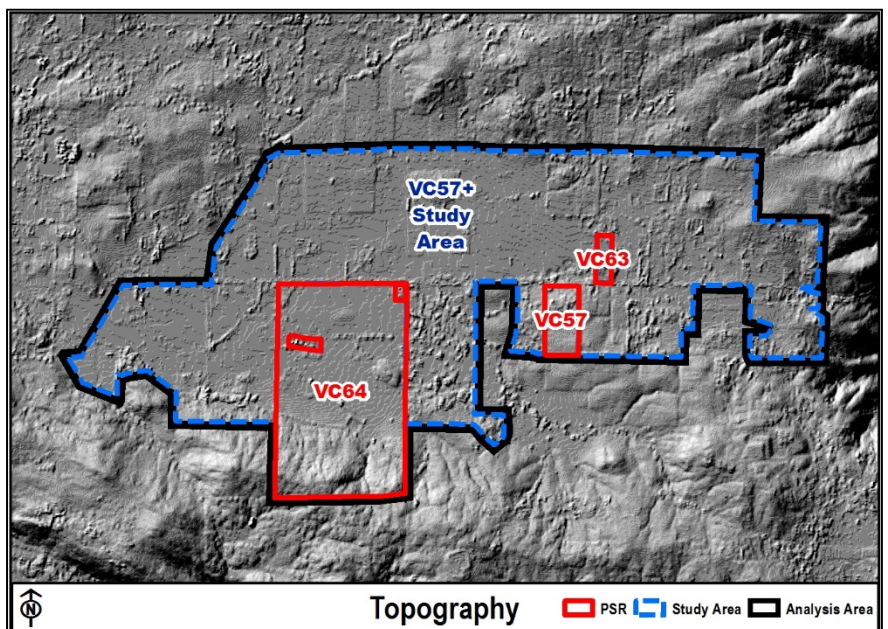
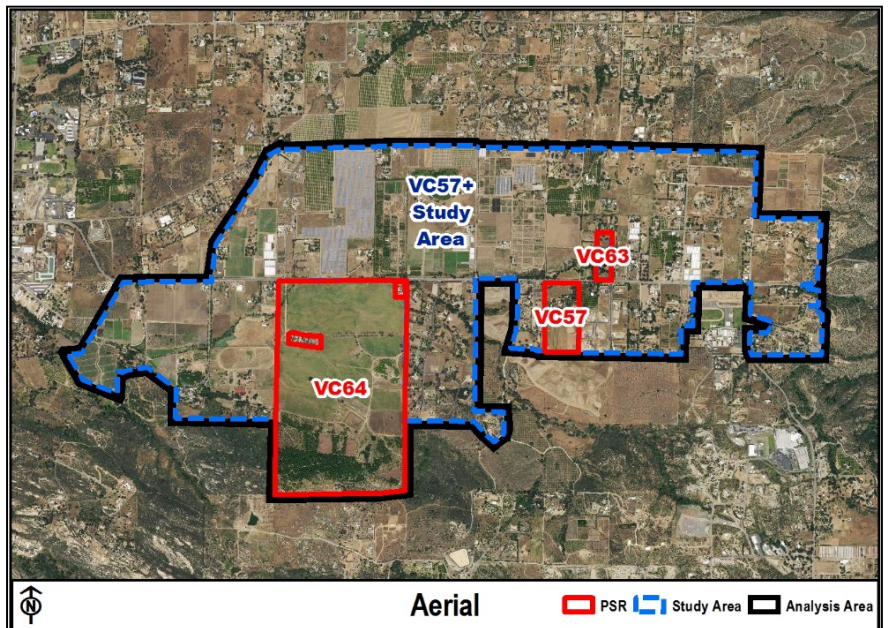
◐ Floodplain

◐ Wetlands

◐ Sensitive Habitat

● Agricultural Lands

◐ Fire Hazard Severity Zones



## Staff Recommendation Rationale

### Community Development Model/ Infrastructure/ Community Character (Guiding Principles 2, 3; Policies LU-1.1, 1.3, 2.3, 2.4, COS-14.1)

- Adjacent to the Village boundary with a good public road network (2 east-west, 3 north-south); water service with extensive water infrastructure; no sewer service; southeastern portion is adjacent to the VCFPD fire station
- Analysis comparison to existing SR-2 to the north – similar distance to Village, similar level of agricultural resources, better public road network in VC57+, but more constrained by floodplain/wetlands (these areas would mostly remain SR-4 in the Alternative Map)

### Habitat/ Constraints/ Feasibility (Guiding Principles 4 & 5; Policies, LU-1.9, LU-6.2, S-1.1, S-9.2)

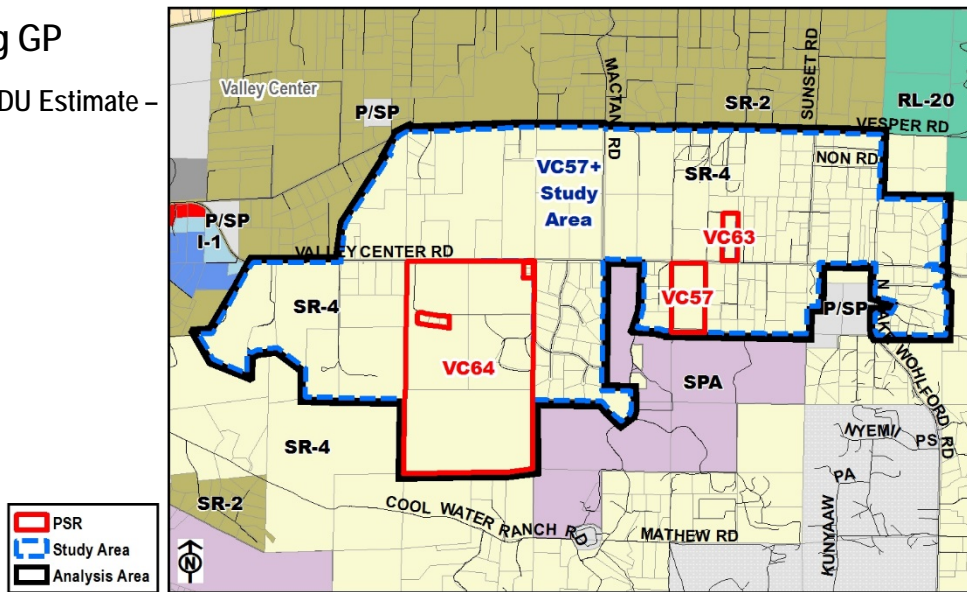
- Much of the area previously cleared for agriculture and residential – exceptions include the southwestern and eastern portions (SR-4 in the Alternative Map)
- Floodplain south of Valley Center Rd. remains SR-4 in Alternative (also estimated wetlands that lie mostly in the floodplain)
- Eastern portion to remain SR-4 in Alternative Map contains areas of non-native grasslands and coastal sage scrub; provides transition to Rural Lands and open space preserves in the eastern end of the Community Planning Area
- Some areas could require alternative septic (due to high groundwater); areas to remain SR-4 in the Alternative would pose more septic challenges, due to wetlands (septic setback needed) and slope constraints

### Agricultural Preservation (Guiding Principle 8, Policy LU-7.1)

- Area dominated by agricultural uses with mostly prime agricultural soils; high LARA model scores; research shows proposed SR-2 can support continued agriculture (see the review of Policy LU-7.1 in the General Plan Conformance Report – Attachment C)

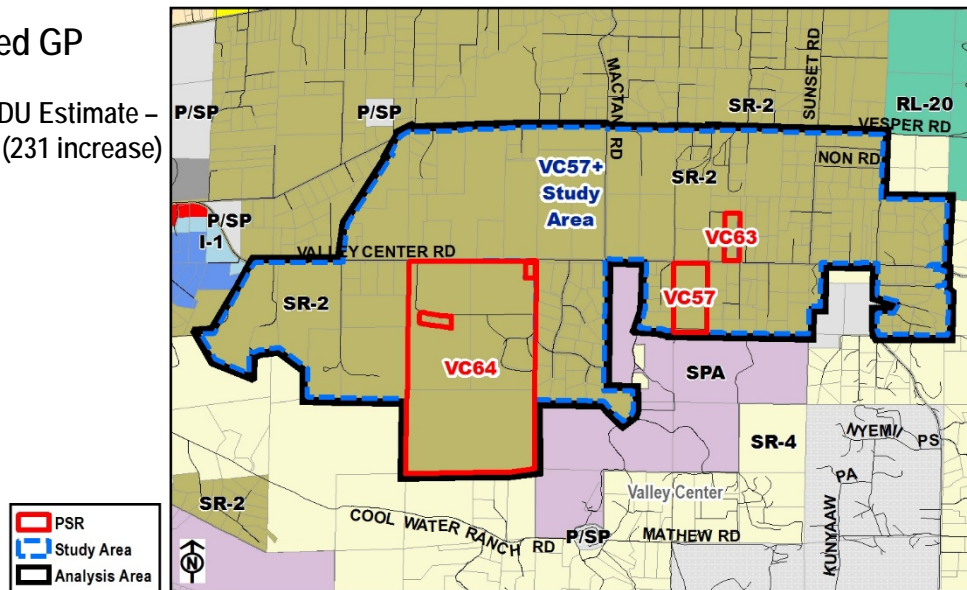
### Existing GP

Potential DU Estimate – 374 Units



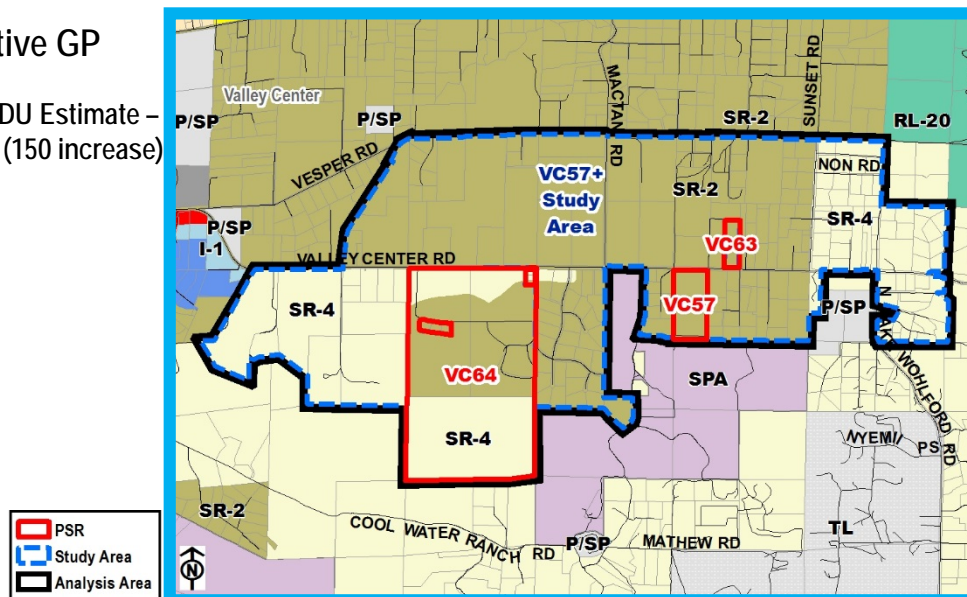
### Proposed GP

Potential DU Estimate – 605 Units (231 increase)



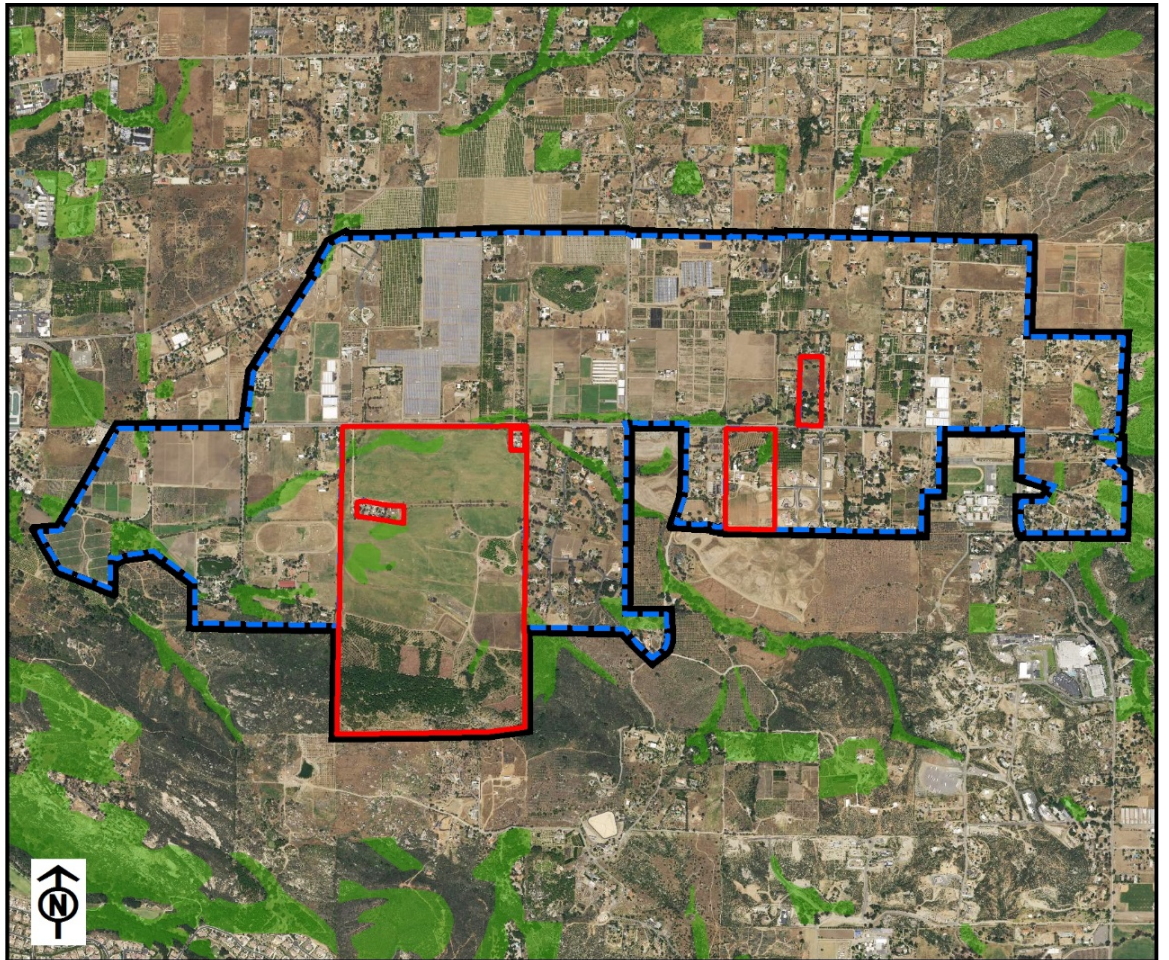
### Alternative GP

Potential DU Estimate – 524 Units (150 increase)



Staff Recommendation

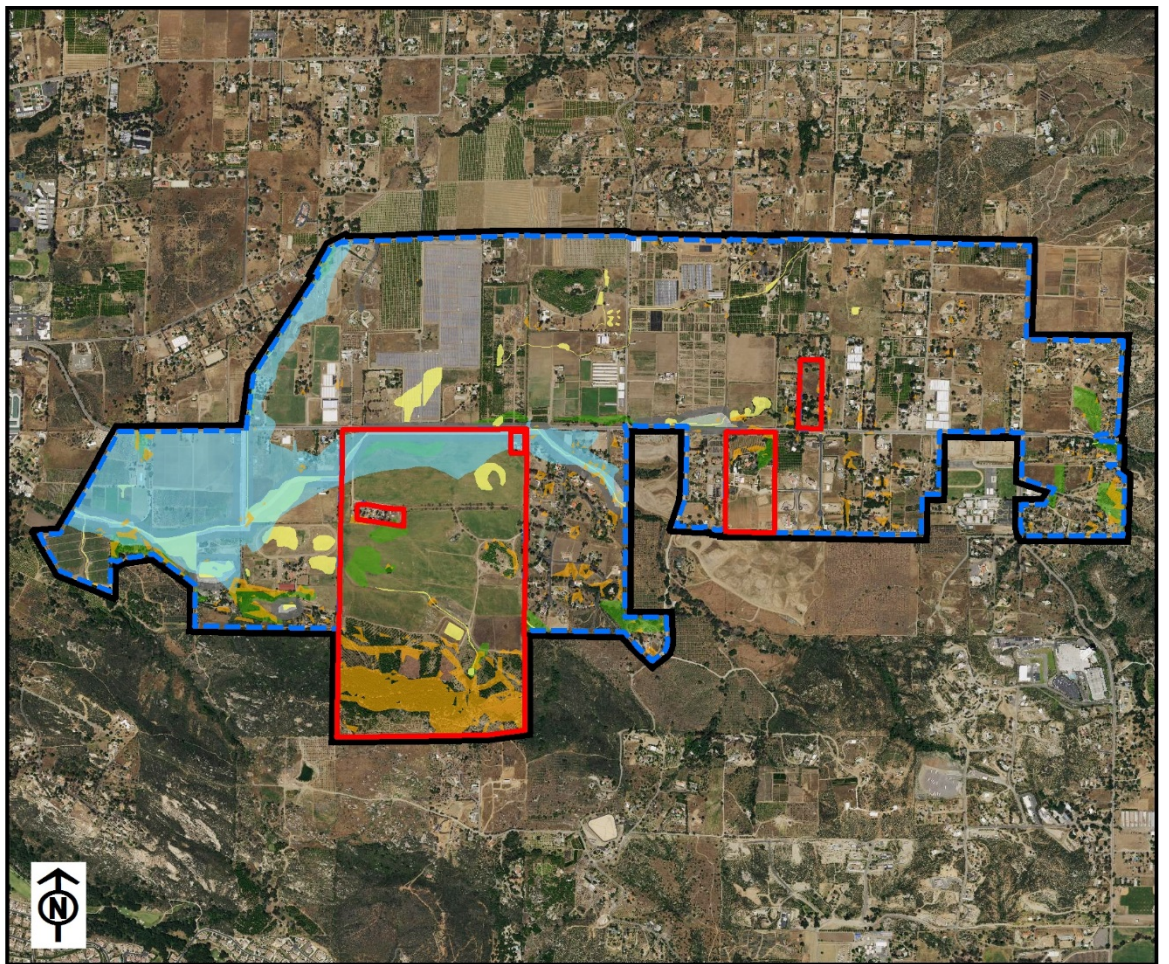
### Upper Tier Vegetation



☛ Sensitive Habitat

- PSR
- Study Area
- Analysis Area
- Upper Tier Vegetation

### Composite Constraints



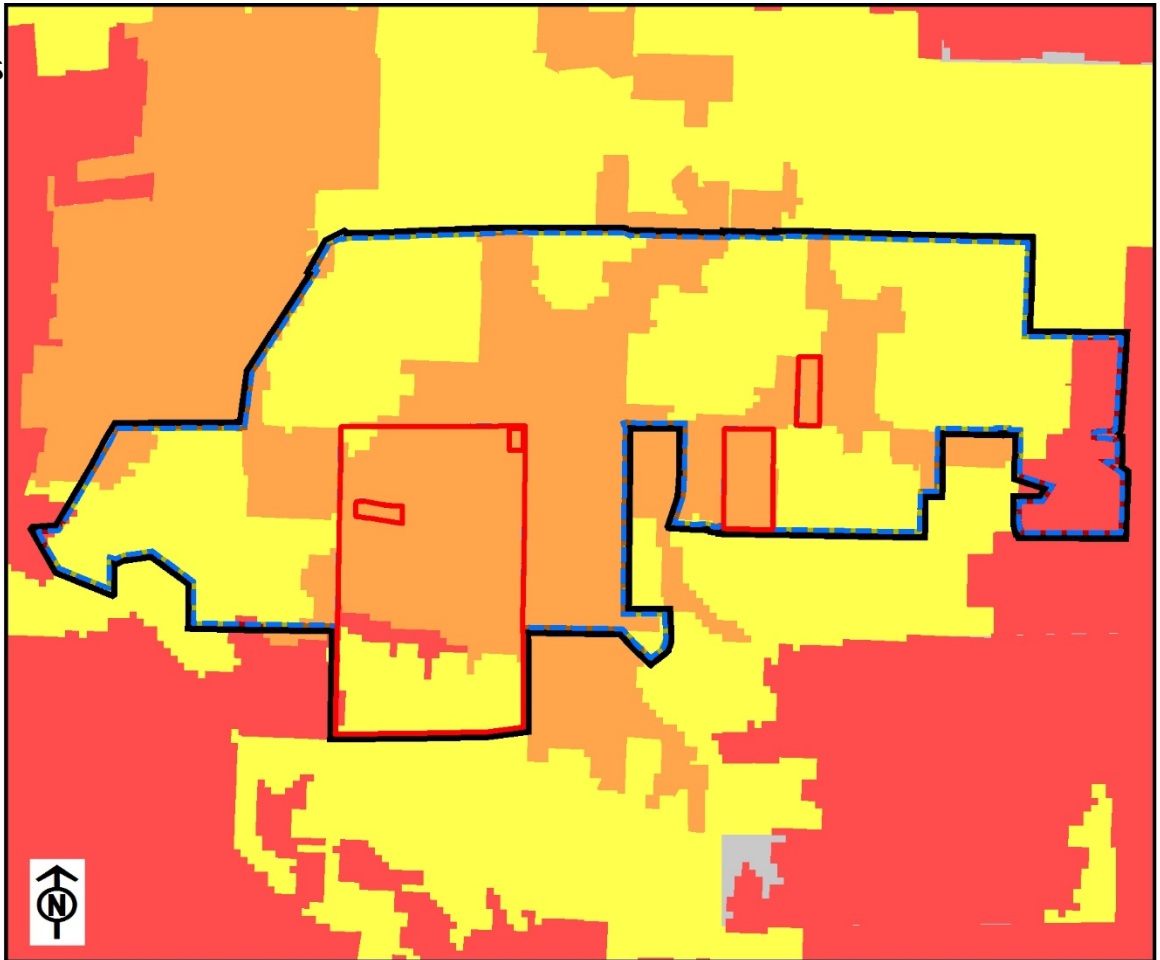
☛ Steep slope  
 ☛ Floodplain  
 ☛ Wetlands  
 ☛ Sensitive Habitat

- PSR
- Study Area
- Analysis Area
- Slope Constraint
- Flood Hazard Constraint
- USFWS National Wetlands Inventory
- Estimated RPO Wetlands Buffer
- Estimated RPO Wetlands
- Upper Tier Vegetation

### Fire Hazard Severity Zones

Fire Hazard Severity Zone

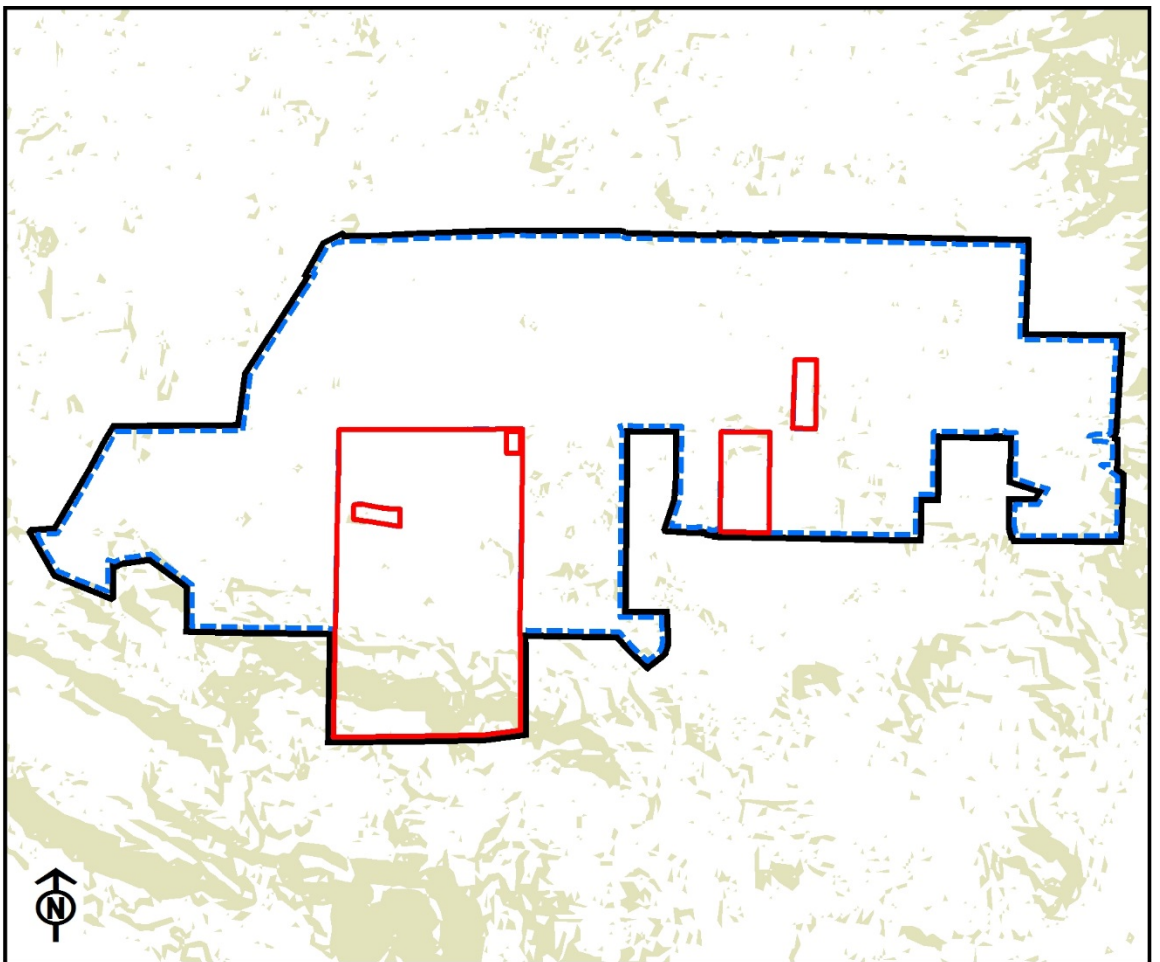
- PSR
- Study Area
- Analysis Area
- Very High
- High
- Moderate
- Non-Wildland/Non-Urban



### Steep Slopes

Steep slope (greater than 25%)

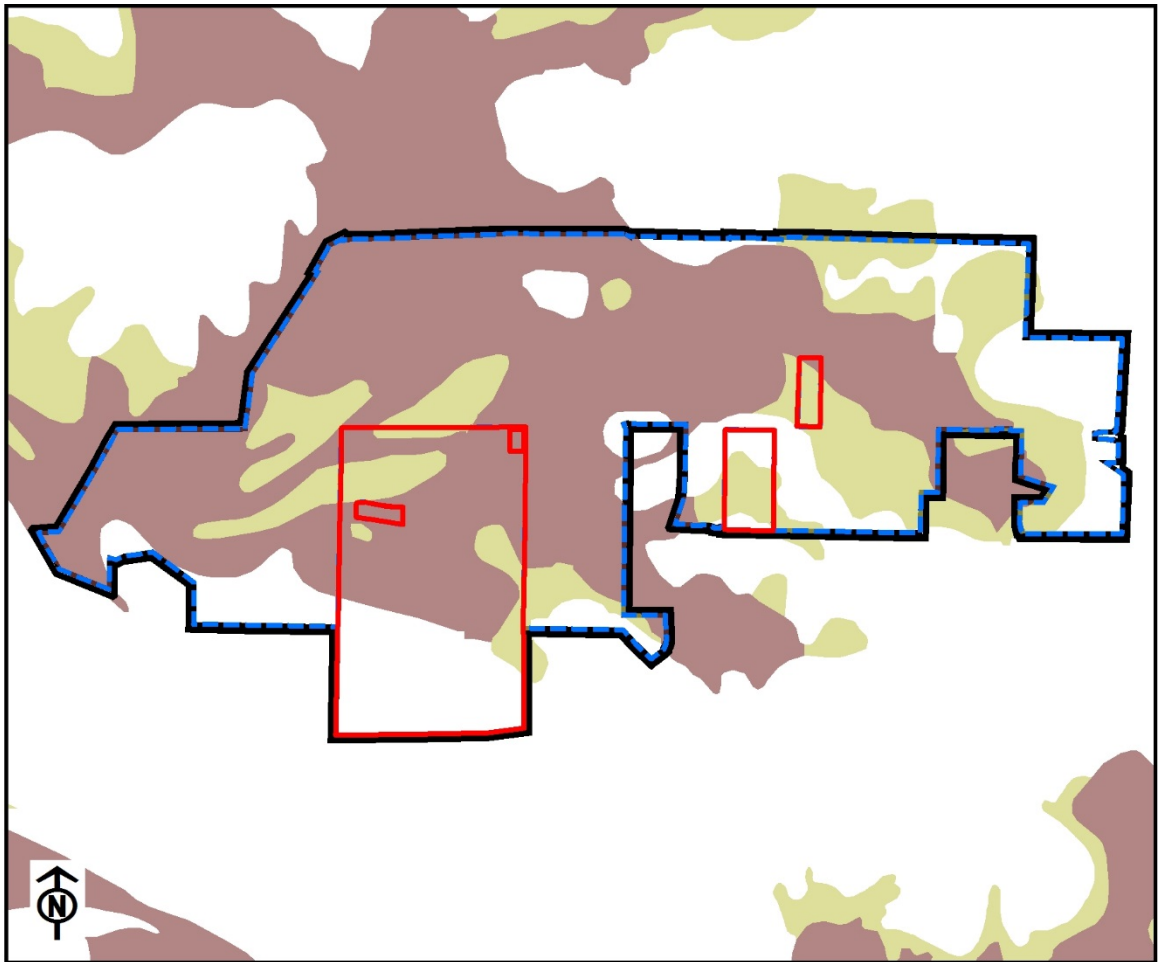
- PSR
- Study Area
- Analysis Area
- Slope GT 25%



### Prime Agricultural Soils

● Agricultural Lands

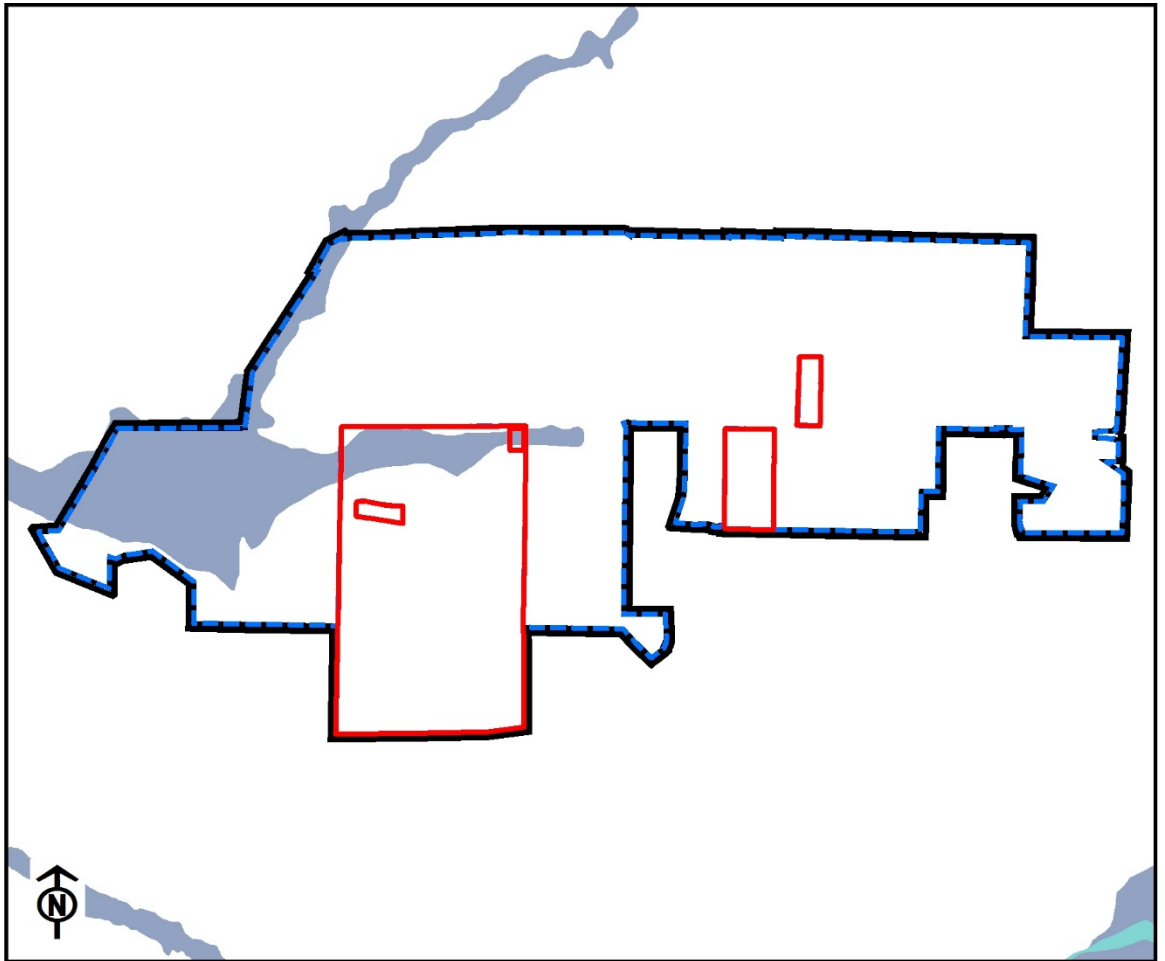
- PSR
- Study Area
- Analysis Area
- Prime Farmland Soils
- Statewide Significance Soils



### FEMA Floodplain

◐ Floodplain

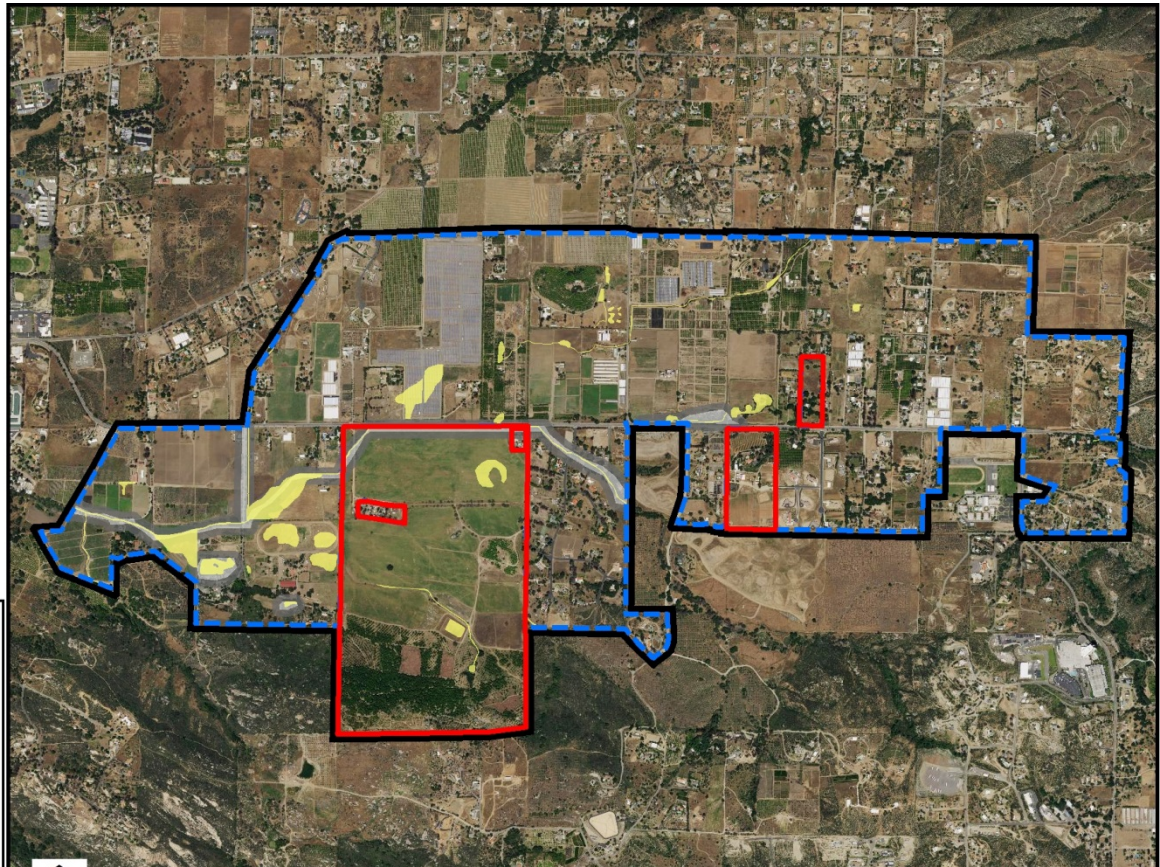
- PSR
- Study Area
- Analysis Area
- FEMA Floodway
- FEMA Floodplain



### Wetlands

Wetlands

- PSR
- Study Area
- Analysis Area
- USFWS  
National  
Wetlands  
Inventory
- Estimated RPO  
Wetlands Buffer
- Estimated RPO  
Wetlands



Estimated wetlands are shown. Delineations by a qualified biologist would be required for use in development review.

### Vegetation

Sensitive Habitat

- PSR
- Study Area
- Analysis Area
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Other Woodlands
- Marsh
- Water  
(incl. 11200,  
13200)
- Urban,  
Disturbed Habitat,  
Agriculture,  
Eucalyptus,  
Woodland

