

VC7+ Analysis Area

(Valley Center)

2012 Proposal: Change from SR4 to SR2

Requested by: Various

Staff Recommendation Alternative

CPG Recommendation Existing

PC Recommendation See page 2

Property Description

Property Owner:

PSR: Various

Size:

1,465 acres

233 parcels

Location/Description:

Approximately ½ mile east of I-15 and 2.5 miles south of SR-76; within the Valley Center Community Planning Area (CPA); within the County Water Authority boundary

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

◐ Steep slope (greater than 25%)

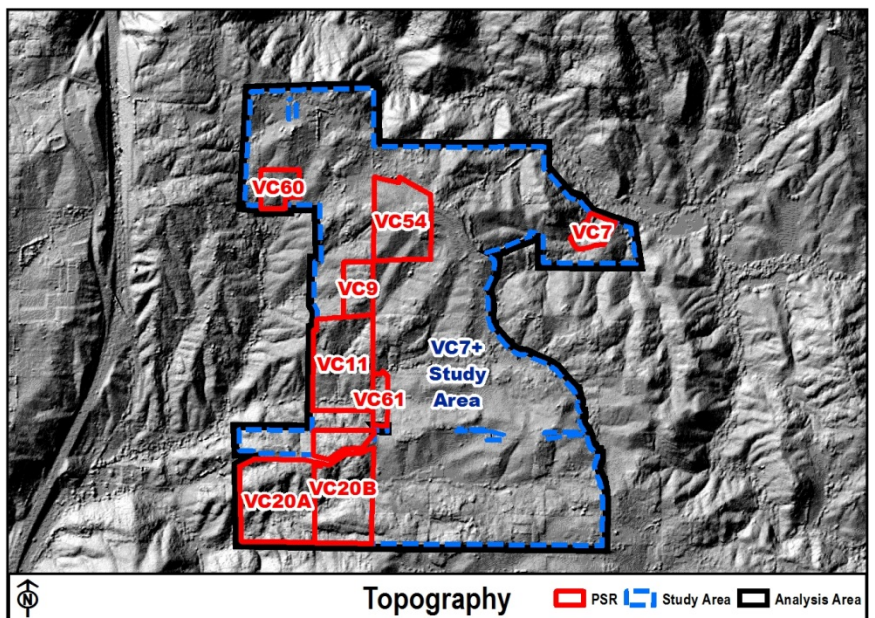
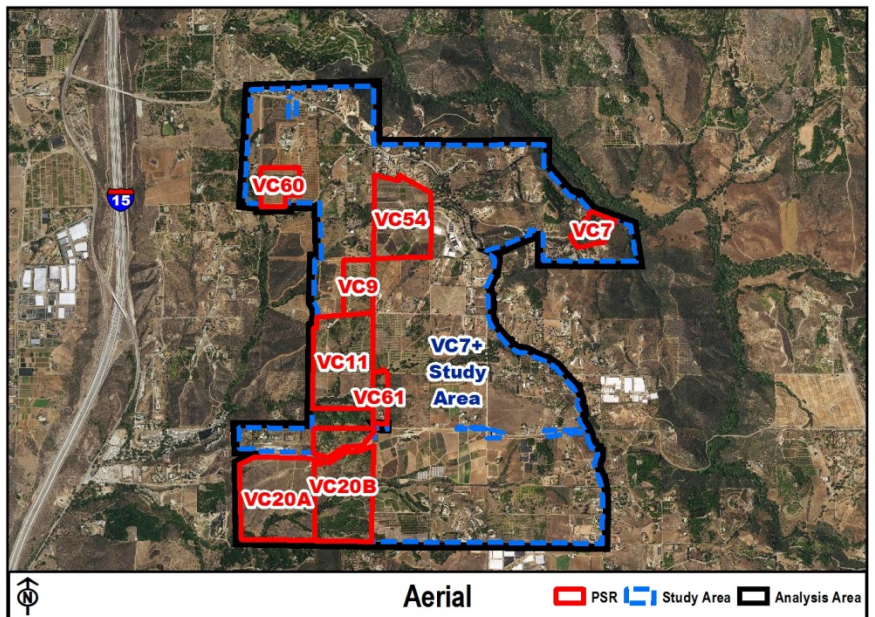
○ Floodplain

◐ Wetlands

◐ Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones



Staff Recommendation Rationale

Comm. Development Model/ Infrastructure/ Community Character (Guiding Principles 2 & 3; Policies LU-1.1, 1.3, 2.3, 2.4)

- 2/3 of properties with water infrastructure; not in sewer service area; only 1 public road (W. Lilac); mix of private road widths (some paved to 24' fire access standard, some not)
- Analysis compares to adjacent existing SR-2 area (approx. 3,500 acres to the east) – adjacent area is more parcelized with better current road infrastructure, but more habitat constraints; VC7+ has more agricultural footprint

Habitat/Constraints/Fire Protection/Feasibility (Guiding Principles 4 & 5; Policies, LU-1.9, LU-6.2, LU-6.11, S-1.1)

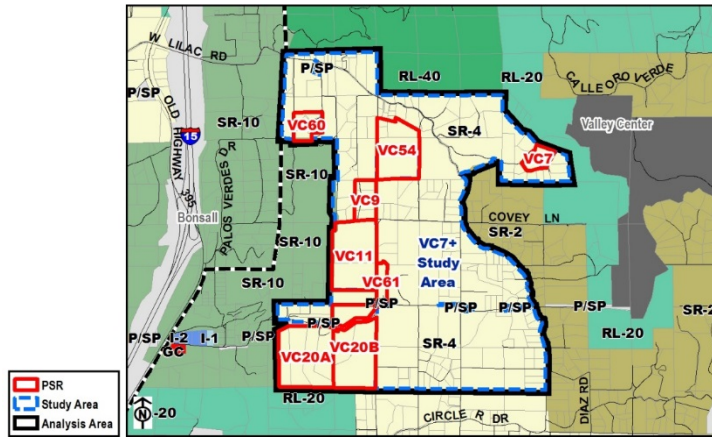
- Northern & southern portions (remain SR-4 in Alternative) contain more substantial habitat constraints with steep slopes surrounding riparian corridors (Keys Creek basin & draft PAMA in north, additional creek area in the southern portion); these areas will also be challenging for road improvements, fire protection and density feasibility
- Part of northeastern and western portions are estimated beyond the 10-minute travel time required for SR-2; several parcels in northeast and southeast portions have dead road access or no access

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

- Area dominated by agricultural uses; Local Agricultural Resource Assessment (LARA) Model – important agricultural resource with high scores for surrounding land uses and surrounding parcel sizes; research shows proposed SR-2 can support continued agriculture (see the review of Policy LU-7.1 for VC7+ in Attachment C)

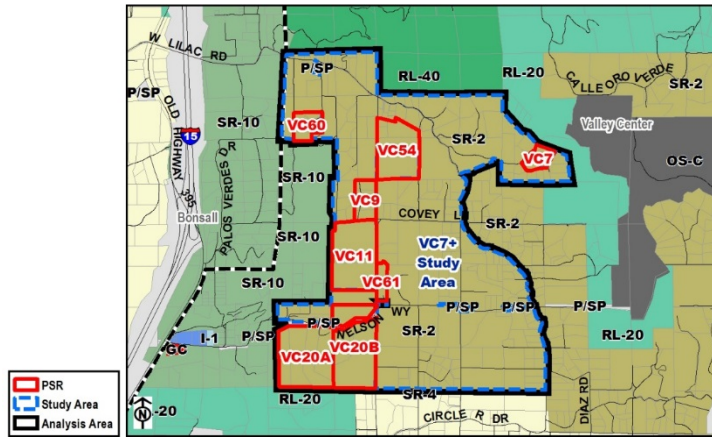
Existing GP

Potential DU Estimate – 366 Units



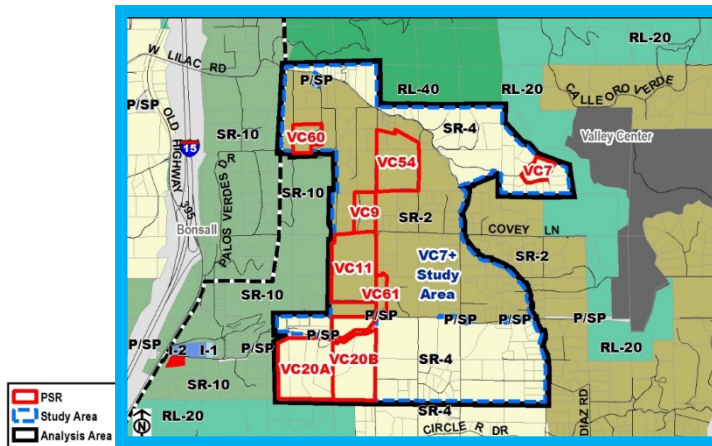
Proposed GP

Potential DU Estimate – 619 Units (253 increase)



Alternative GP

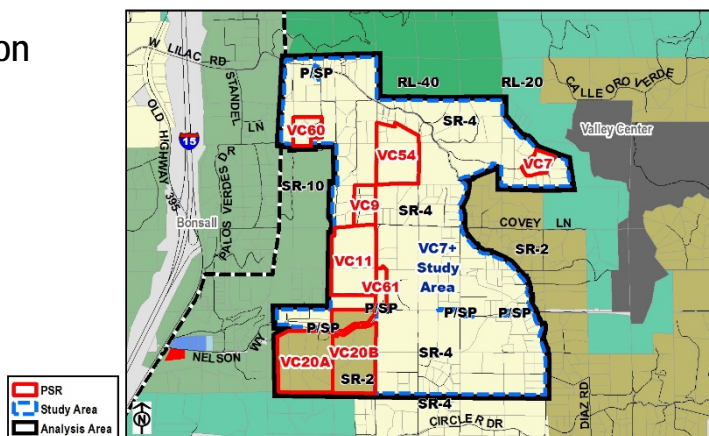
Potential DU Estimate – 507 Units (141 increase)



Staff Recommendation

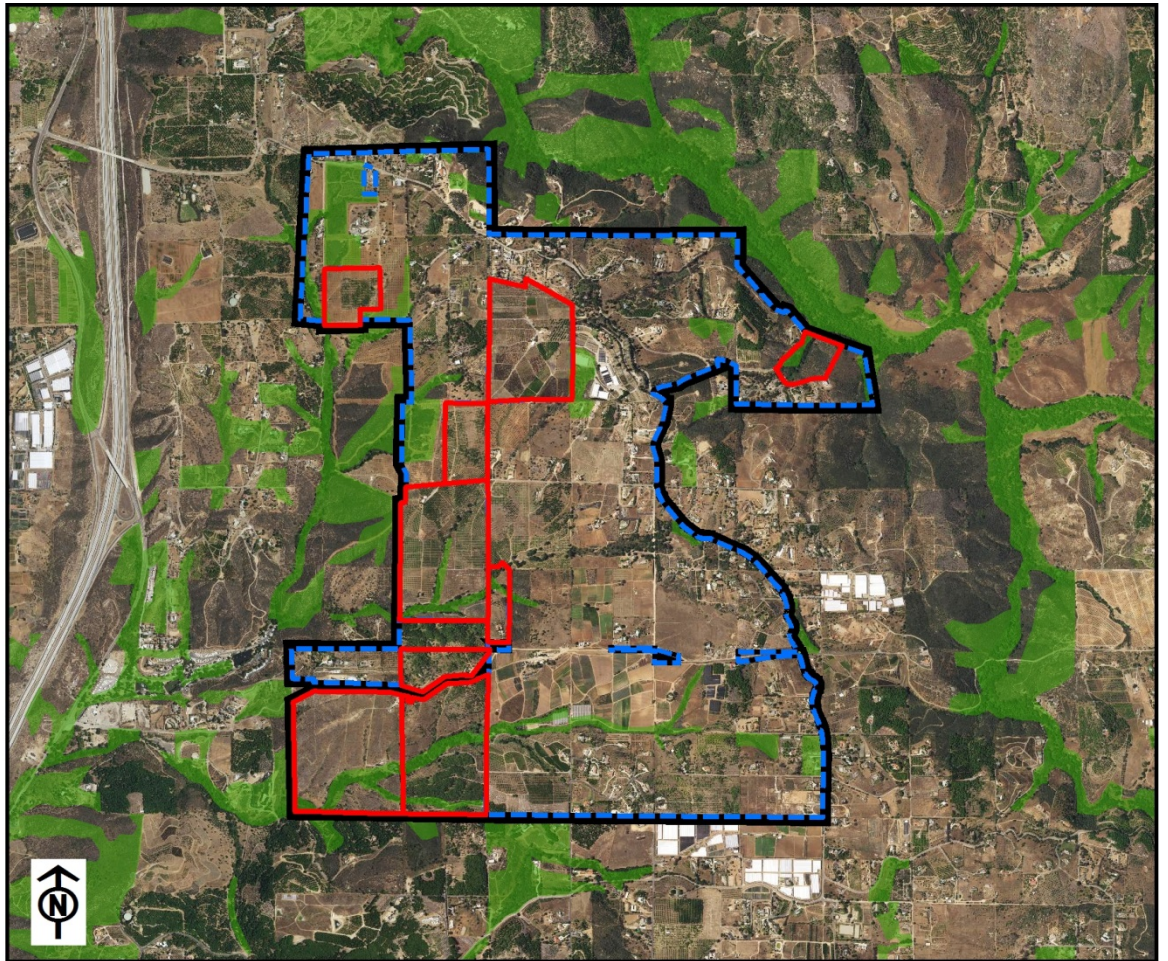
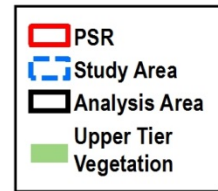
Planning Commission Recommendation

Potential DU Estimate – 396 Units (30 increase)



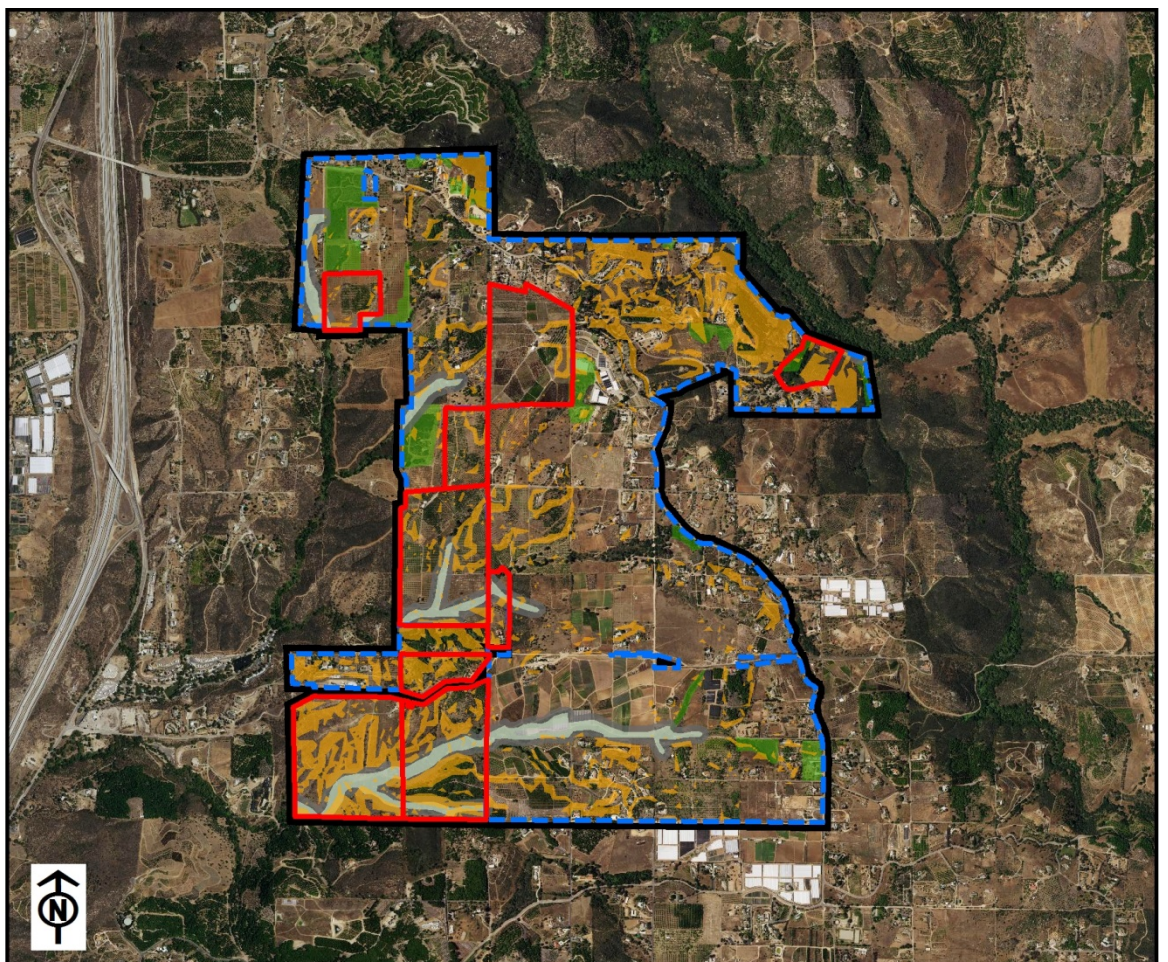
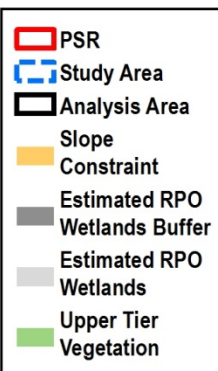
Upper Tier Vegetation

● Sensitive Habitat



Composite Constraints

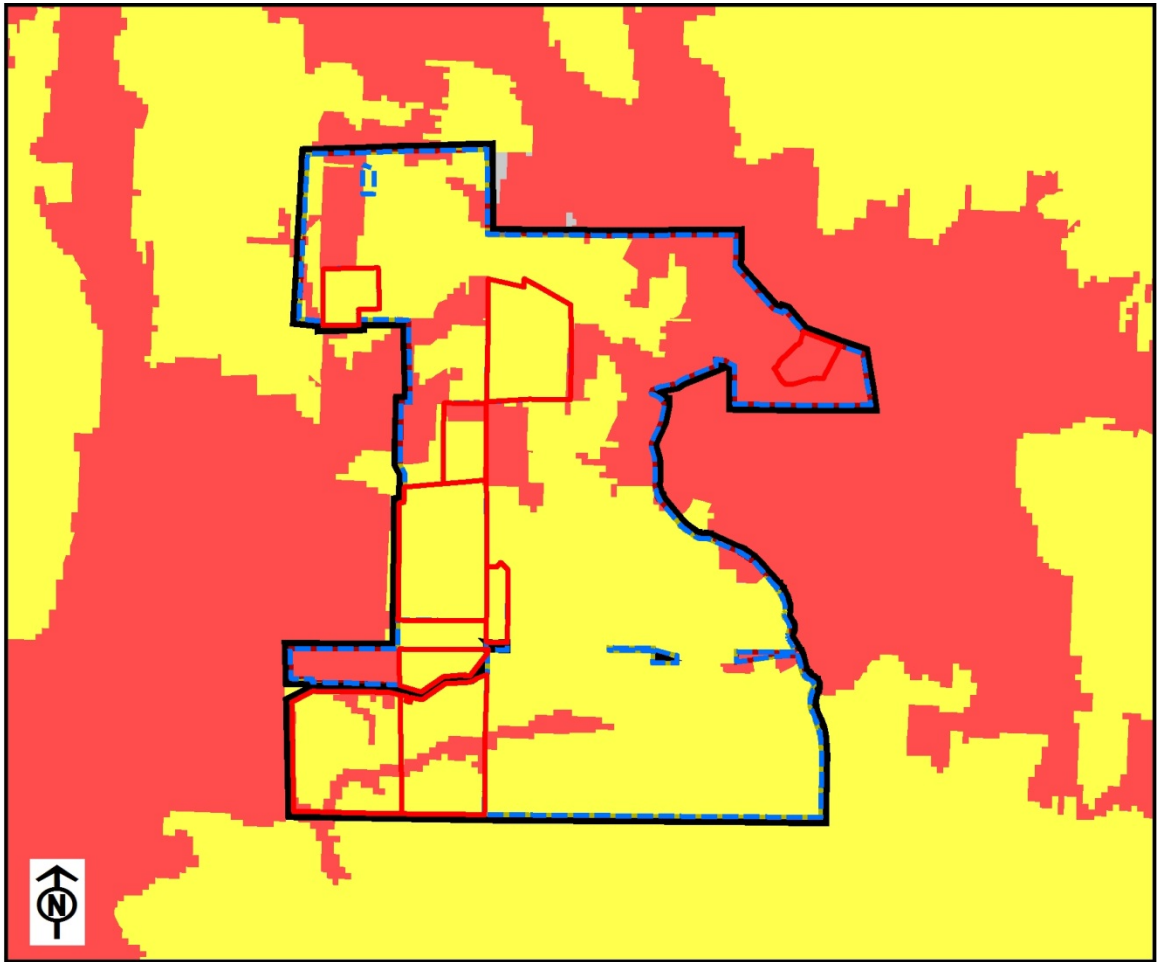
● Steep slope
○ Floodplain
● Wetlands
● Sensitive Habitat



Fire Hazard Severity Zones

● Fire Hazard Severity Zone

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



Steep Slopes

▼ Steep slope (greater than 25%)

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

