

VC7+ Analysis Area (Valley Center)

2012 Proposal: Change from SR4 to SR2

Requested by: Various

Staff Recommendation	Alternative
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CPG Recommendation	Existing
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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%)

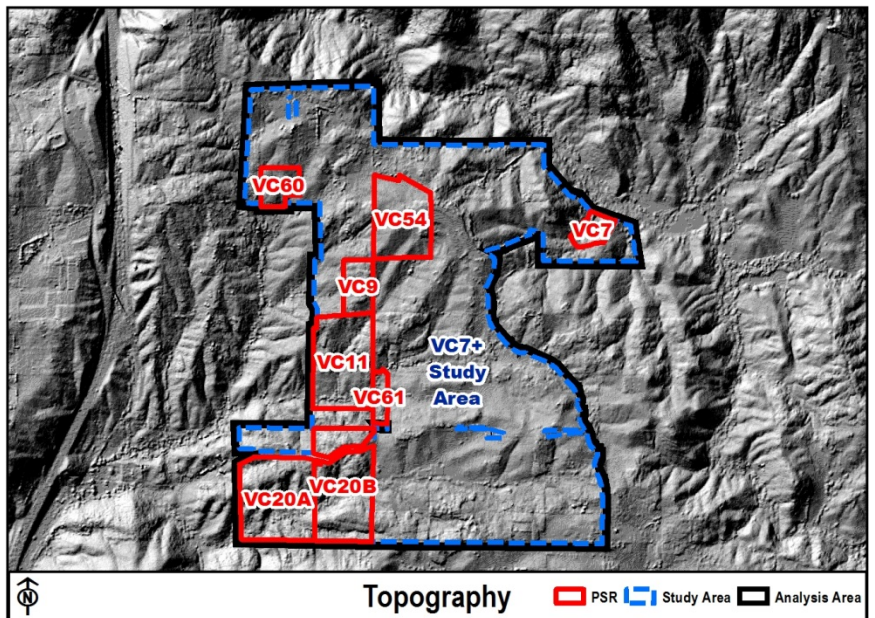
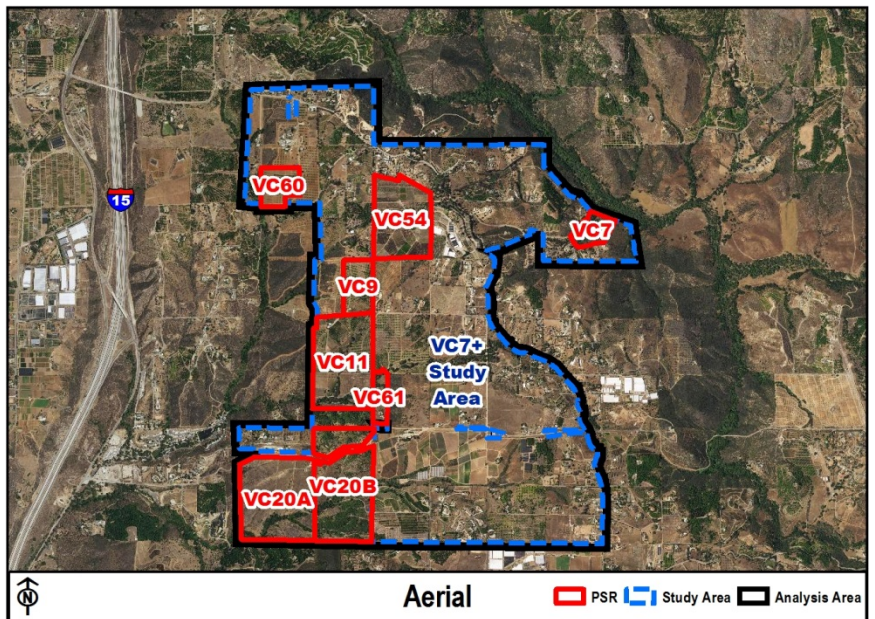
○ Floodplain

◐ 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)

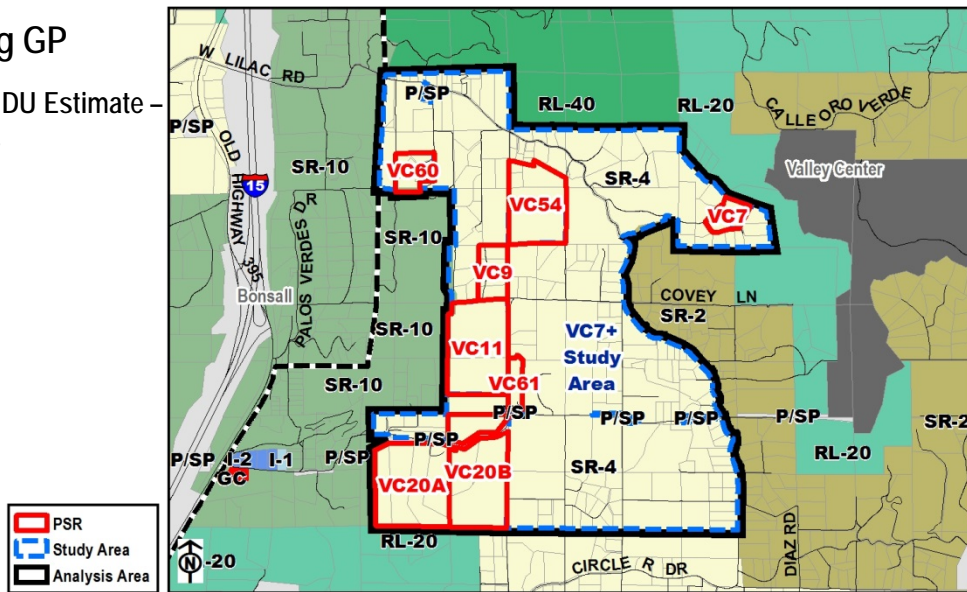
- Northern & southern portions (remain SR-4 in Alternative) contain more substantial habitat constraints with steep slopes surrounding riparian corridors (Keys Creek basin & draft PAMA in north, additional creek area in the southern portion); these areas will also be challenging for road improvements, 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 ag uses; Local Agricultural Resource Assessment (LARA) Model – important ag 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)

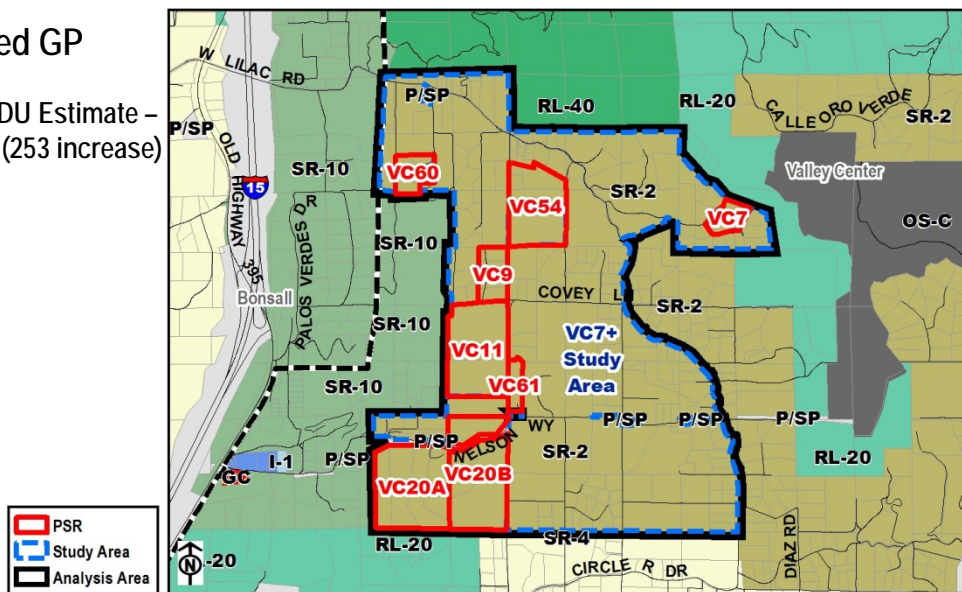
Existing GP

Potential DU Estimate – 366 Units



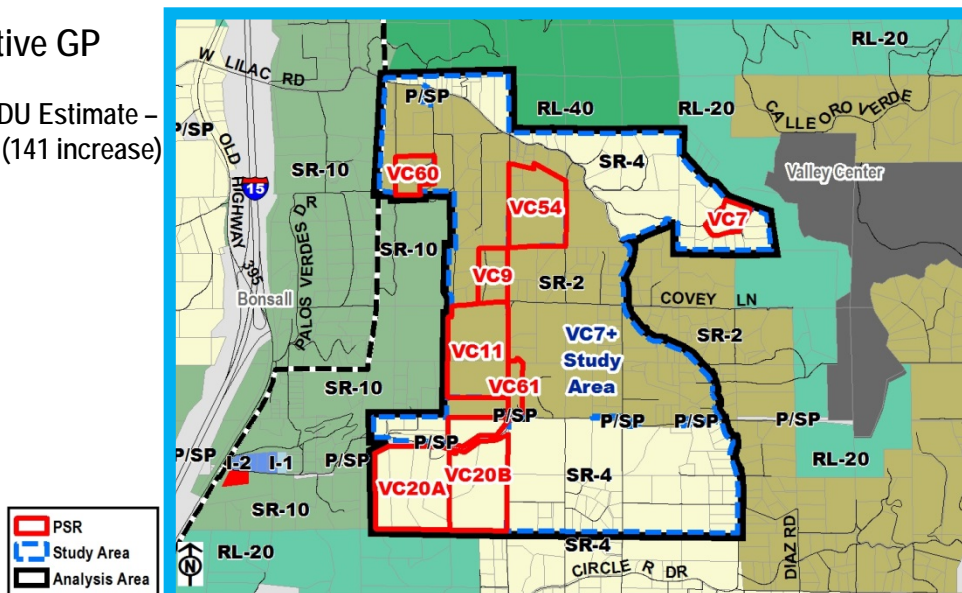
Proposed GP

Potential DU Estimate – 619 Units (253 increase)



Alternative GP

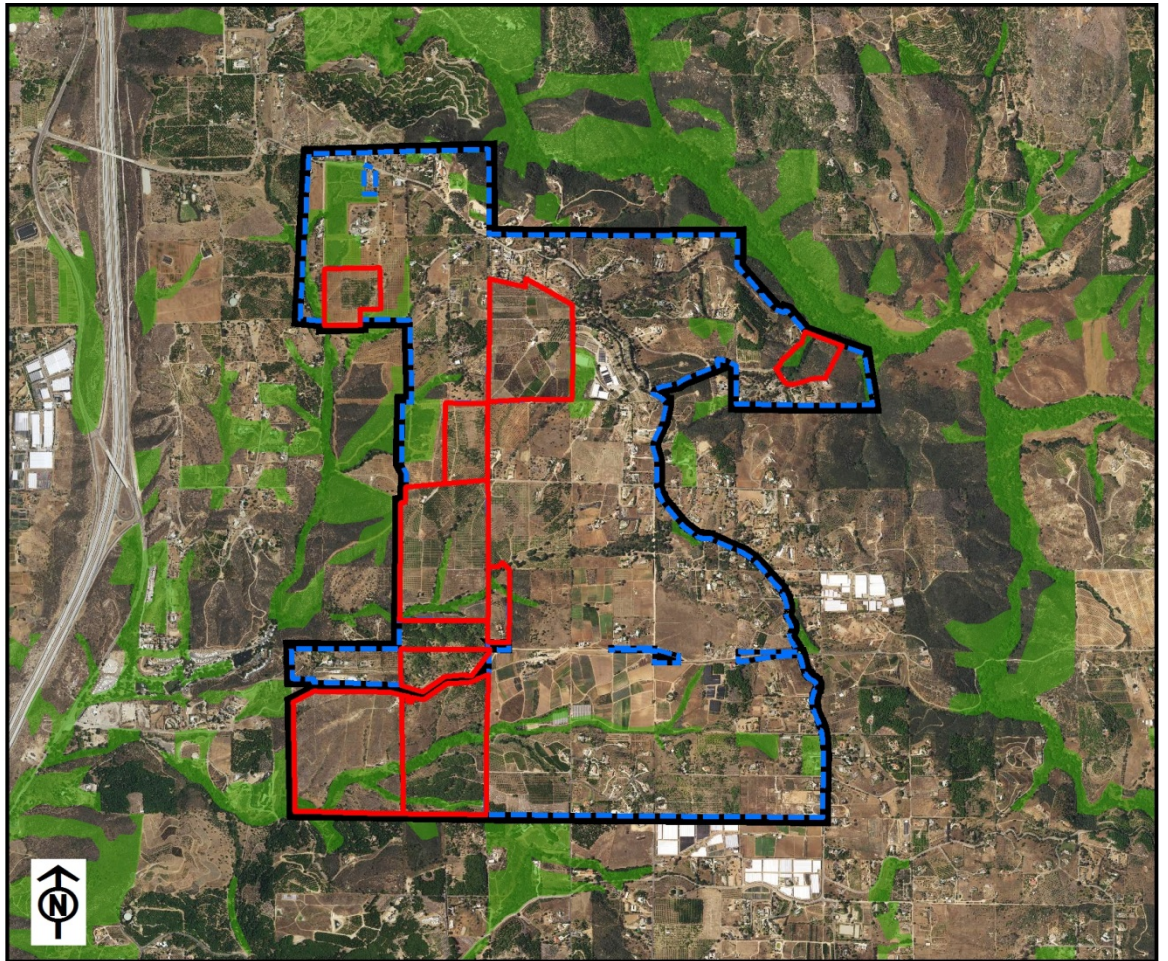
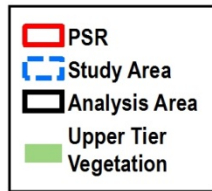
Potential DU Estimate – 507 Units (141 increase)



Staff Recommendation

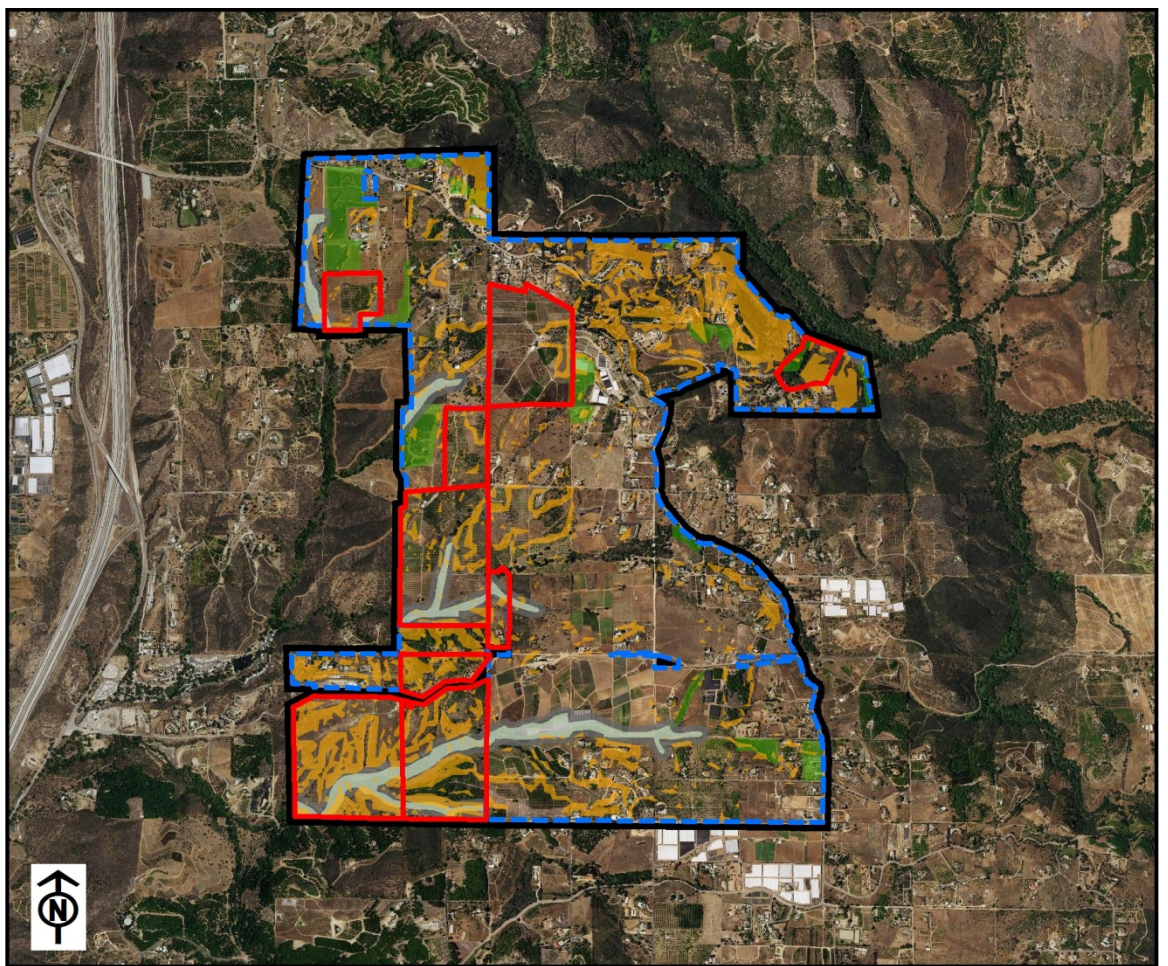
Upper Tier Vegetation

● Sensitive Habitat



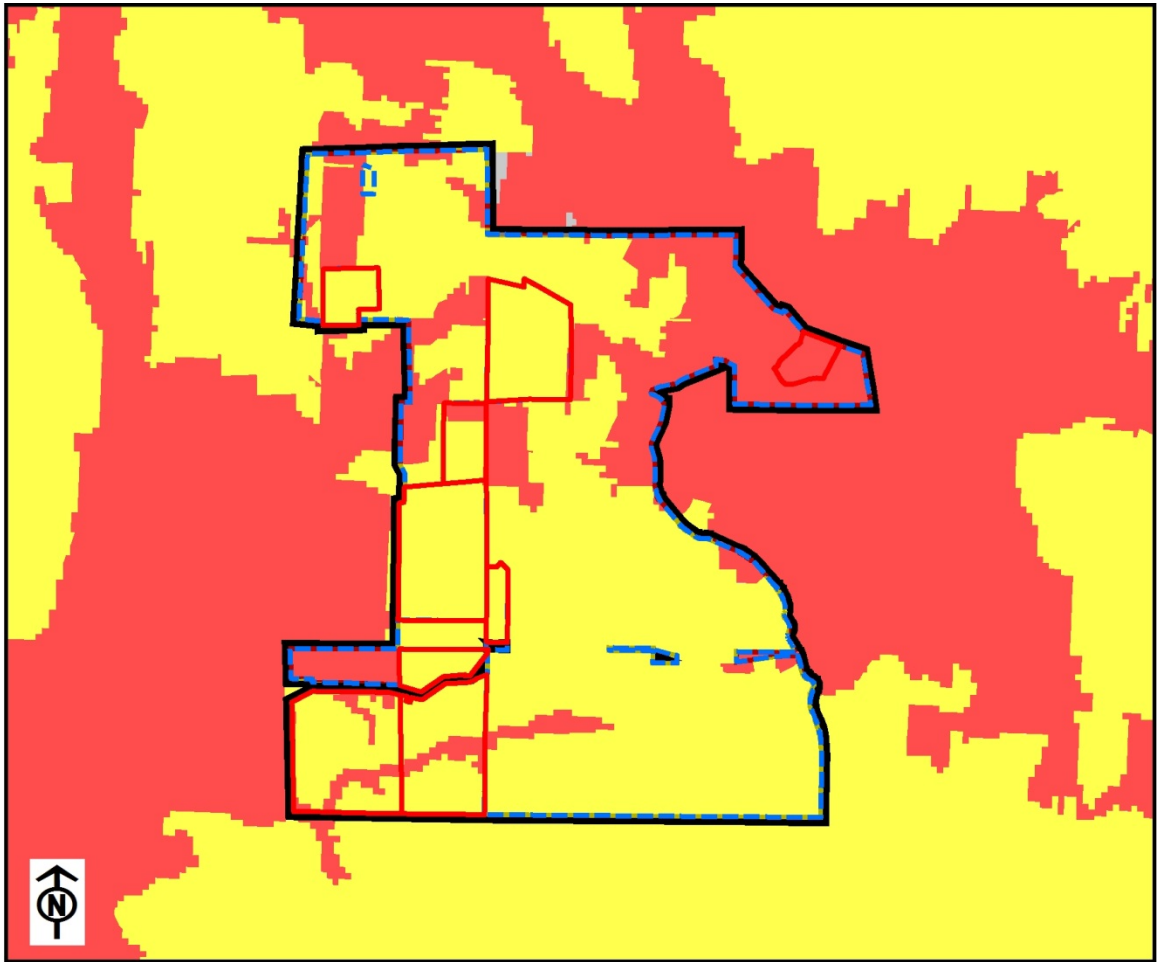
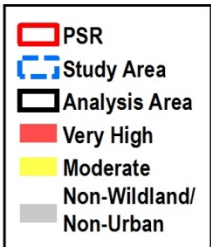
Composite Constraints

● Steep slope
○ Floodplain
● Wetlands
● Sensitive Habitat



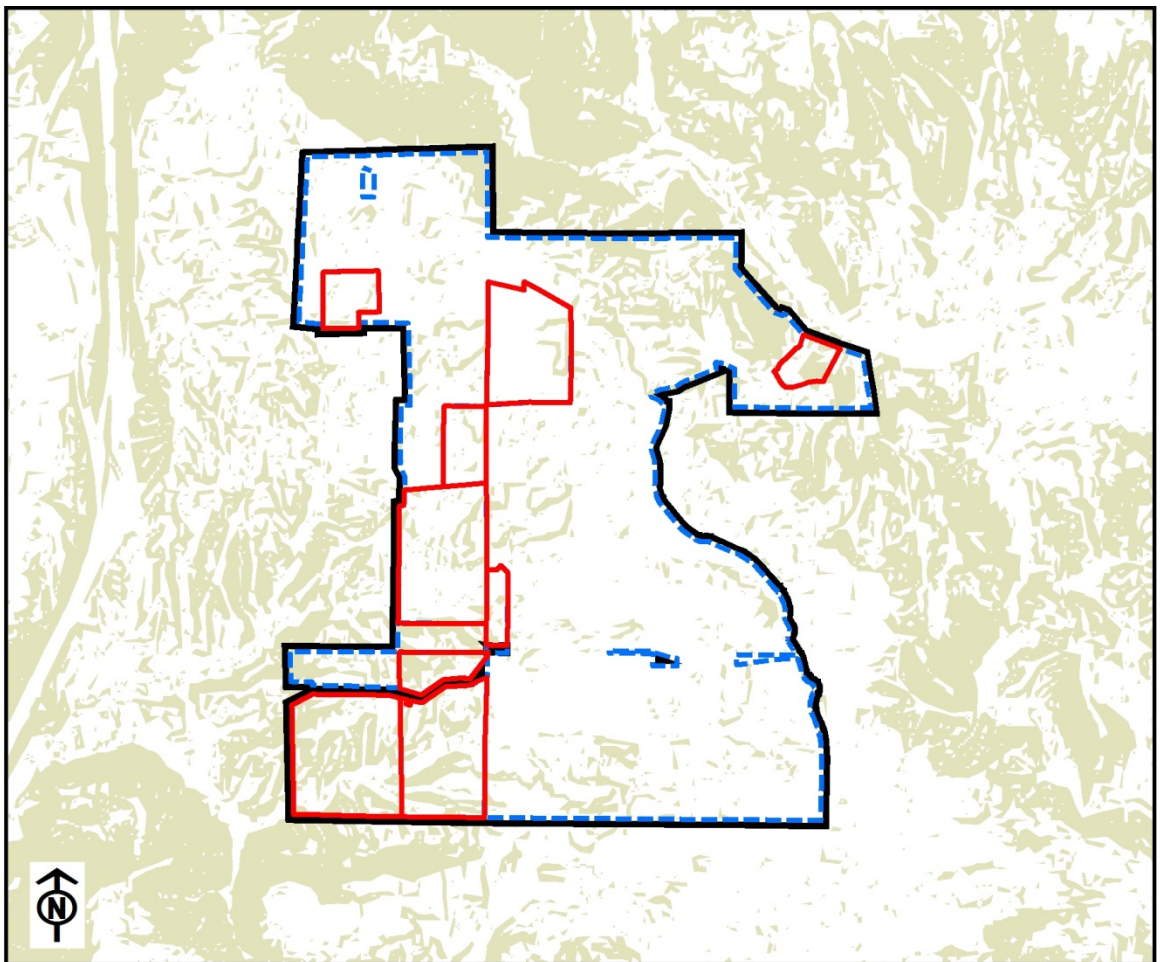
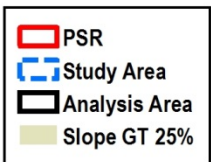
Fire Hazard Severity Zones

● Fire Hazard Severity Zone



Steep Slopes

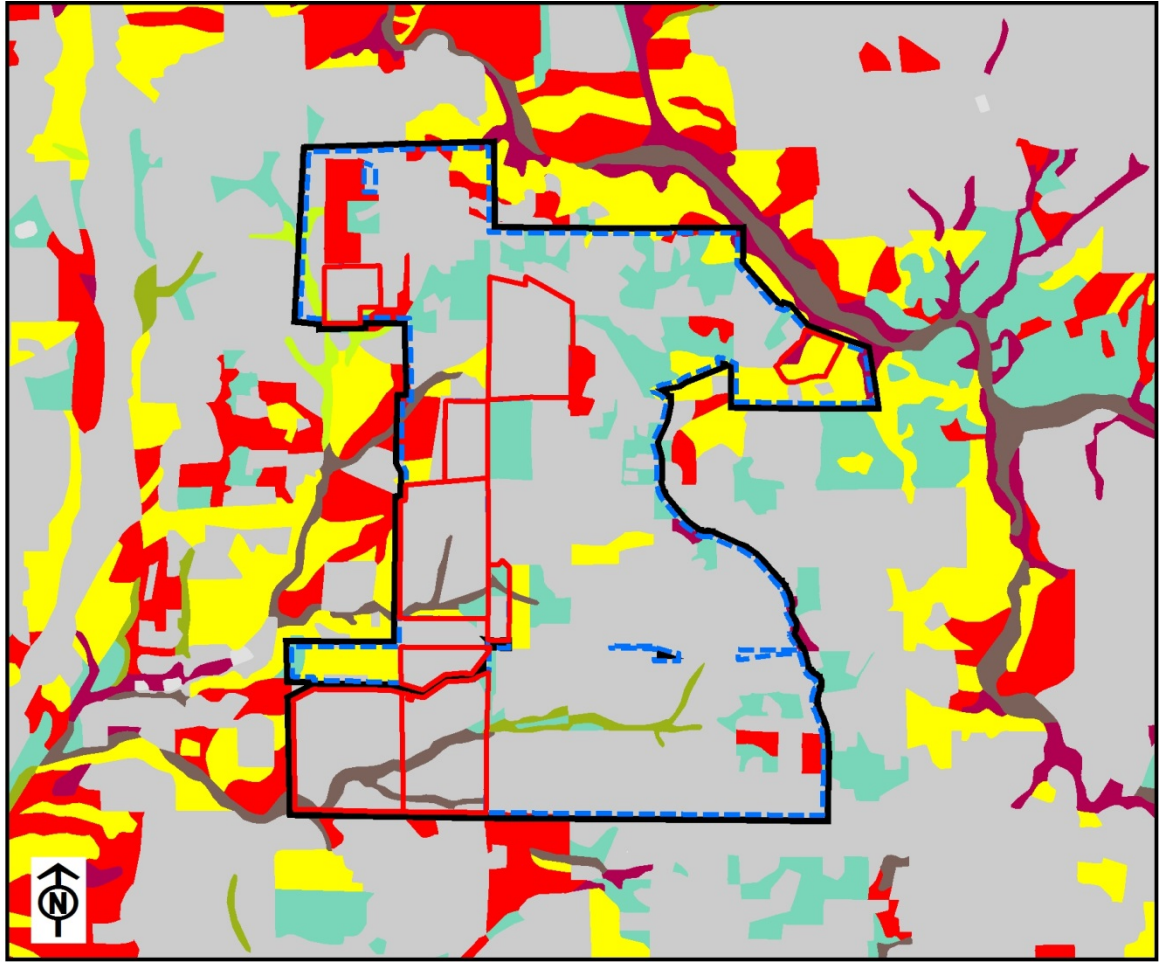
▼ Steep slope (greater than 25%)



Vegetation

☐ Sensitive Habitat

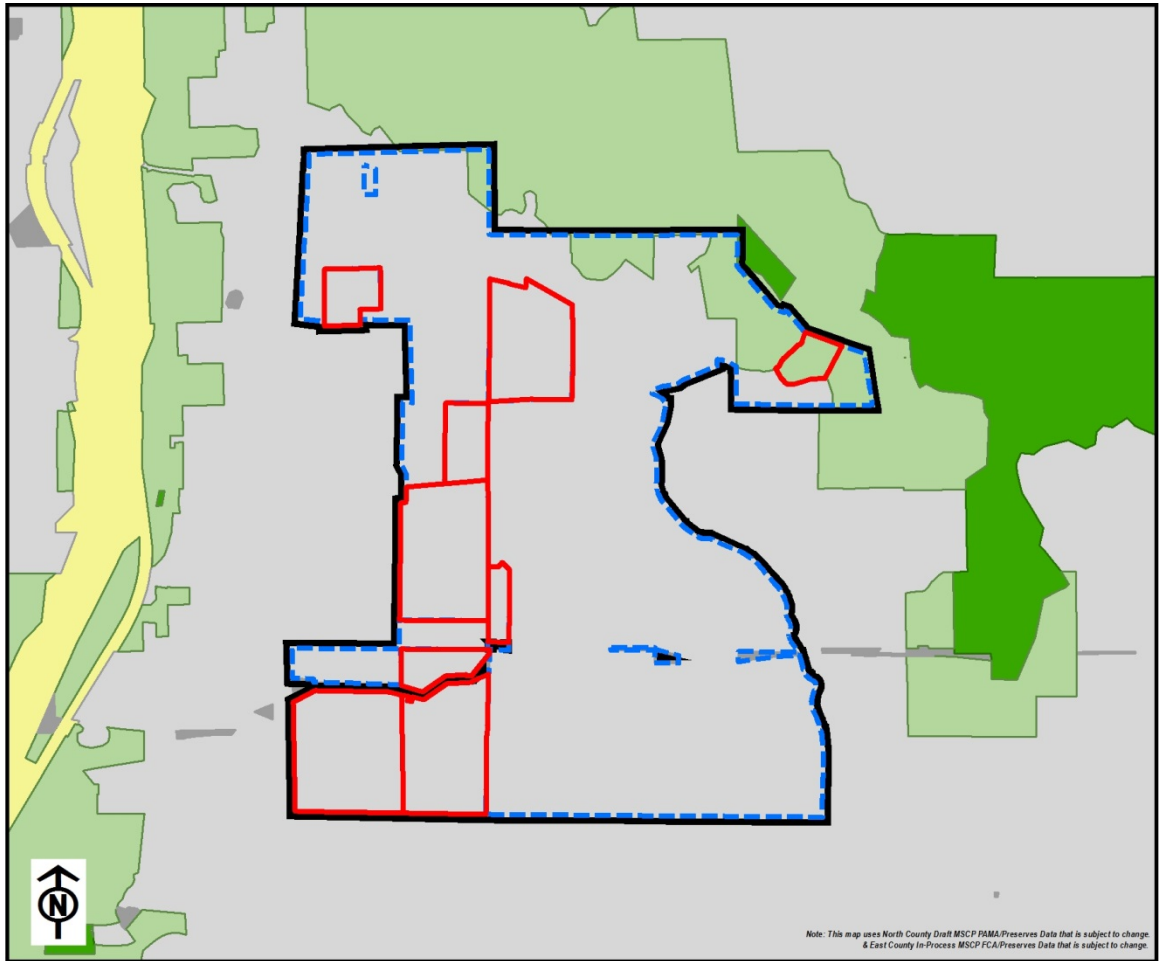
- PSR
- Study Area
- Analysis Area
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Other Woodlands
- Water
(incl. 11200,
13200)
- Urban,
Disturbed Habitat,
Agriculture,
Eucalyptus,
Woodland



North County MSCP

☐ Sensitive Habitat

- PSR
- Study Area
- Analysis Area
- Baseline
Preserve
- PAMA
- Outside PAMA
- Other Lands
- Special Districts



Note: This map uses North County Draft MSCP PAMA/Preserves Data that is subject to change, & East County In-Process MSCP PCA/Preserves Data that is subject to change.