

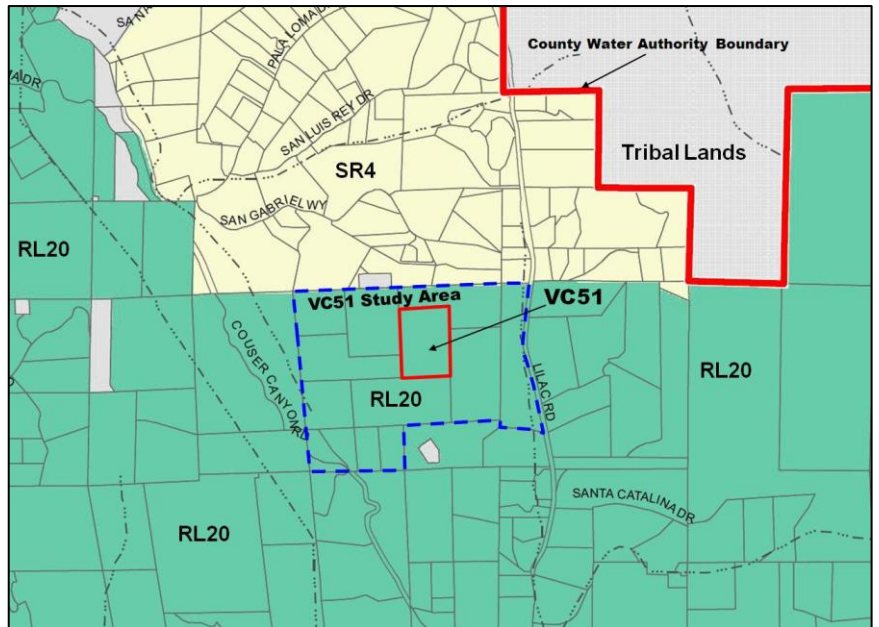
VC51 and Study Area

Existing GP Designation(s)	RL20
Requestor(s) Position: Support workplan designation	
Area (acres): 166.9 [16 PSR, 150.9 study area]	
# of parcels: 14	

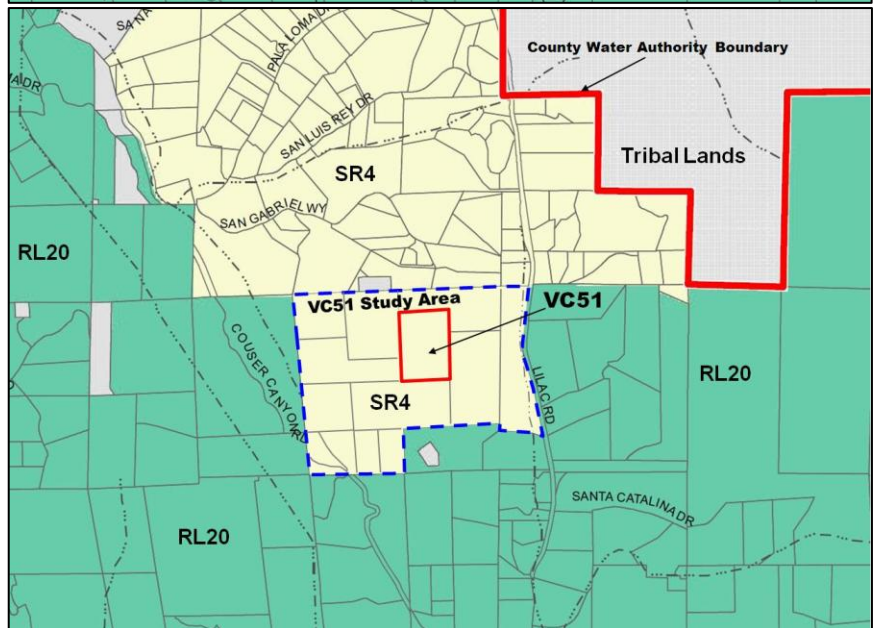
Workplan Designation Evaluated	SR4
CPG Position	Oppose
Opposition Expected	Yes
# of Additional Dwelling Units	15
Complexity	Medium

Discussion: VC51 is a 16-acre property in the northwest portion of the Valley Center community requesting a change in density from Rural Lands 20 (RL20) to Semi-Rural 4 (SR4). Some historic parcelization has occurred in this area. SR4 would allow for development similar to the historic parcelization. A larger study area is recommended for continuity and consistency. The requested change would result in an approximate 15 dwelling unit increase in yield.

Existing General Plan Designations:



Workplan Designation(s) Evaluated:

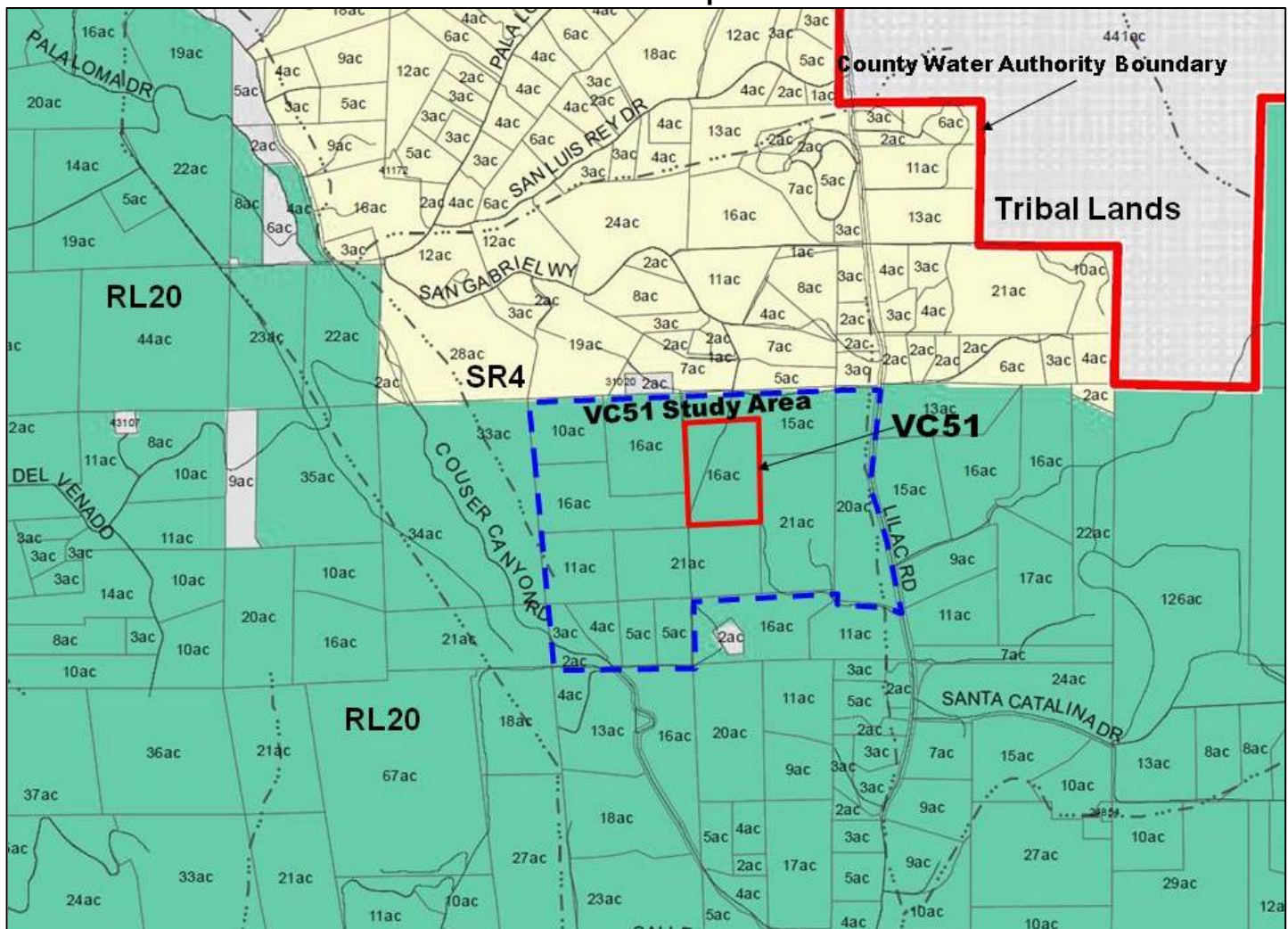


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Rationale for Medium Complexity Classification:

- The area is in a more remote, mountainous area but does have access to major roads (Lilac Rd, Couser Canyon Rd). Additional study would be required to determine the impact of transitioning this area from Rural Lands to Semi-Rural.
- A small portion of the northern area contains Coastal Sage Scrub habitat lands with subdivision potential under the SR4 designation. Further biological analysis would be required to ensure compliance with Goal LU-6 (Development-Environmental Balance).
- The area is made up of unique farmland. Further analysis would be required to determine the effect of a density increase on efforts to preserve unique agricultural areas of the county such as this one.
- As this area is distant from the Valley Center village, it would be necessary to review the proposed change to ensure it is in consistent with the Community Development Model, Policy LU-1.1, and Guiding Principle 2. The Community Development Model supports decreased densities as the distance increases from the village core to promote compact development and preserve distinct boundaries between communities.
- The most intensive designation evaluated on properties in the study area during the referral process was SR10. A change to this designation would require additional analysis not previously undertaken during the General Plan Update process.

Lot Size Map



For Additional Information (January 9, 2012 Staff Report): [VC51](#)

Property Constraints

