

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda

January 8, 2018 at 7:00 pm

Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



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oliver.smith@philips.com

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Jon Vick

JonVick2@aol.com

1 Vacancy

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes from Regular Meeting of December 11, 2017

D. Public Communication/Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

E. Action items (VCCPG advisory vote may be taken on the following items).

The agenda is available to members prior to regular meetings through email distribution and is also available for public review at the same time at the Valley Center Community Hall. Hardcopy documents for public review will also be made available at the regular meetings.

- 1) Discussion and possible vote to accept Chairs Letter: Valley Center Planning Group Comment Letter to the San Diego Planning & Development Services on the INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT for the VALLEY CENTER RITE AID; PDS2015-STP-15-022, LOG NO. PDS2015-ER-15-08-021. Please refer to attached letter. (Smith)
- 2) Discussion and possible vote on the Community Plan Update Subcommittees proposed comments and revised project alternatives for submission by the VCCPG during the public comment period for the Environmental Impact Report (EIR) of the General Plan Amendment Property Specific Requests. Public comment period ends February 12, 2018. VCCPG made recommendations about alternatives to the proposed project study areas and their land uses and zoning in May 2017. (Hutchinson)
- 3) Discussion and possible vote on the Prioritization Request for Roadway Pavement Maintenance in the Valley Center Community Planning Group Area. DPW requests your assistance in updating roadway maintenance priorities in your planning area. As DPW develops future years of planning, we're asking community and sponsor groups to assist with identifying road maintenance needs in your area. This new list will help us determine where best to utilize funds and resources to provide the most beneficial impact to our roadway users. Please see attached documentation. (Smith)

F. Group Business

- 1) Meeting Updates: Next Regular Monthly VCCPG meeting: February 12, 2018
- 2) VCCPG recommendation vote on candidate nomination for empty seat #13 whose term ends 1/1/2019. (Fajardo)
- 3) Chair will be filling out a 2018 training completion list. All members need to have completed the county training to be seated and indemnified by the county, Form 700 needs to go to ROV by March 31, 2018, ethics training every 2 years (Smith)
- 4) Yearly elections for VCCPG officers (Chair, Vice-Chair, Secretary) (Smith)
- 5) Annual reviews for subcommittees (add new, delete old, elections for chairs and membership.) (Smith)

G. Reports of subcommittees of the VCCPG

- a. Mobility – (Claire Plotner, Chair)
- b. Community Plan Update – (Steve Hutchison, Chair)
- c. Member Training (Oliver Smith, Chair)
- d. Nominations – (Susan Fajardo, Chair)
- e. North Village – (Ann Quinley, Chair)
- f. Parks & Rec. – (LaVonne Norwood, Chair)
- g. South Village - (Jon Vick, Chair)
- h. Tribal Liaison – (Jeana Boulos, Chair)
- i. Website – (Ashly Mellor, Chair)
- j. Solar Projects - (Oliver Smith, Chair)
- k. Lilac Plaza - (Ann Quinley, Chair)

H. Correspondence Received for the December 2017 meeting

- 1) Planning and Development Services to VCCPG via mail 12/12/17 and email 12/13/17; Notice of Availability of a draft Environmental Impact report and Notice of Public Review of a General Plan Amendment, Property Specific Requests, PDS2012-3800-12-005, PDS2014-REZ-14-006; LOG NO. PDS2012-ER-00-003; SCH NO. 2015121012; PDS2012-3800-12-005, PDS2014-REZ-14-006; LOG NO. PDS2012-ER-12-00-003; SCH NO. 2015121012; PDS2012-3800-12-005, PDS2014-REZ-14-006; LOG NO. PDS2012-ER-12-00-003; SCH NO. 2015121012; PDS2012-3800-12-005, PDS2014-REZ-14-006; LOG NO. PDS2012-ER-12-00-003; SCH NO. 2015121012. The draft Subsequent Environmental Impact Report (SEIR) and General Plan Amendment (GPA) can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at planning & Development Service Project Processing Counter, 5510 Overland Ave, Suit 110 San Diego, CA 92123. Comments on this proposed draft SEIR and the GPA must be received no later than February 12, 2018 at 4:00pm. For additional information please email pds.advanceplanning@sdcounty.ca.gov or call (859)505-6677. (Community Plan Update)
- 2) Planning and Development Services to VCCPG via mail 12/01/17; San Diego County Planning Commissions Final Agenda Item – Tentative Map Time Extension Information Item G-2 Orchard Run (TM 5087) Friday, December 15, 2017 9am. COC Conference Center Hearing Room. 5520 Overland Ave, San Diego, CA. The purpose of the information report is to provide the Planning Commission notice of a decision of the Director to extend the period of time (Time Extension) for the Orchard Run Tentative Map to allow completion of the Final Map. The time Extension does not propose, nor does the applicant request, any changes or revisions to TM 5087 or to the conditions in the Resolution of Approval. (South Village)
- 3) Planning and Development Services to VCCPG via mail 12/01/17 and email 12/19/17; San Diego County Planning Commissions Final Agenda Item – Shady Oak; Zone Reclassification, Tentative Map and Site Plan; PDS2016-REZ-16-005; PDS2016-TM-5614; PDS2016-STP-16-019; PDS2016-ER-16-08-008. Friday, December 15, 2017 9am. COC Conference Center Hearing Room. 5520 Overland Ave, San Diego, CA. The request is for the Planning Commission to evaluate the proposed project, determine if the required findings can be made and, if so, make the following recommendations to the Board of Supervisors: (1) Adopt the findings which include the project is exempt from further CEQA Guidelines. (2) Adopt the REZ Ordinance. (3) Adopt the TM Resolution. (4) Grant STP Decision. (South Village)
- 4) Planning and Development Services to VCCPG via email 12/21/17; County Planning Commission Hearing on the County's draft Final Climate Action Plan. The purpose of the hearing is for the Planning Commission to review and make a recommendation to the Board of Supervisors on the draft Final Climate Action Plan. Hearing details are as follows: January 18, 2018 & January 19, 2018 (if Needed) 9:00am County Operations Center Conference Center. 5520 Overland Ave, San Diego, CA. (Community Plan Update)
- 5) Planning and Development Services to VCCPG via mail 12/18/17; Second Iteration Review of Technical Studies (Scoping Letter) on Lilac Plan PDS2015-GPA-15-003; PDS2015-REZ-15-004; PDS2015-TPM-21224; PDS2015-STP-15-006. Project Address: 28214 Lilac Road, Valley Center. Project Owner: Jerry Gaughan. (Lilac Plaza)

I. Adjournment

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You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

E.1 Chair Letter to County – Rite Aid

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082



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1 Vacancy

Ben Mills, Planning Manager
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 110,
San Diego, California 92123

December 29, 2017

Dear Sir,

The Valley Center Community Planning Group would like to comment on the notice of intent to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following project: VALLEY CENTER RITE AID; PDS2015-STP-15-022, LOG NO. PDS2015-ER-15-08-021. The Valley Center Community Planning Group strongly disagrees with the county's intent based on the following:

The Site Plan indicates that the project will conflict with the Valley Center Community Plan, the Valley Center Design Guidelines, and therefore the County of San Diego General Plan. The Valley Center Community Plans and the Valley Center Design Guidelines are a legal part of the General Plan and therefore must be evaluated to the same standards.

The VCCPG is in favor of commercial projects in our community that enhance our clearly articulated community character objectives that are a legal part of the county's General Plan. Community Character is a CEQA issue when it involves aesthetics (see attached).

As a commercial enterprise, the use of the property as a Rite-Aid Pharmacy is welcomed by the community. We support the proposed architectural appearance of the building as appropriate to Valley Center. However, there are several major issues with the submitted design of the project that make it unacceptable as it is presented. The particular issues we see with this project are:

- 1) The project was not analyzed for compliance to Valley Center Design Guidelines as is the normal county process for projects of this type. We want the county to evaluate this project like they have with other projects in the vicinity of this property (i.e. Weston Towne Center). Until that appropriate analysis is complete, there is no justification for the county approving what are inadequate findings for this project. Other similar projects in the same area comply with the Valley Center Community Plan. Note that the scoping letter provided by the county for this project noted:

"the proposed project shall demonstrate an overall design integrity and contribute to Valley Center's design objective."

- 2) The size of the planned building, along with the needed parking, limits the landscaping required and thereby violates the Valley Center Community Plan. A smaller building AND one that accommodates the natural features and landscaping requirements specified in our planning documents is necessary and appropriate.

Adequate landscaping is an integral part of the community character of Valley Center, particularly as this location is in one of the most visible intersection of Valley Center. Maintaining the community character in this location is vital to the community and demanded by the Valley Center Community Plan and the Design Guidelines, documents legally integral to the county General Plan. They need to be defended, both by the residents and publicly elected planning group members, as well as by the county in their support of the General Plan proper implementation.

The General Plan Section LU9.3 sets the following standard:

LU-9.3 - Compatibility with Community Character: "Ensure that new development be compatible with the overall scale and character of established neighborhoods."

Residents have chosen to live in Valley Center largely due to its environmental setting: low density, rural character and absence of congestion and pollution. A commercial use that preserves the rural character of Valley Center--that has proper landscaping, protects its oaks, offers parking with trees and other greenery interspersed, and that follows design guidelines--is critical at this location.

- 3) The site traffic ingress and egress is at best inadequate. The site plan does not properly address the existing poor circulation that commonly includes large RVs on their way to the desert and other high speed traffic along Valley Center Rd. This, mixed with large tractor trailer type vehicles turning into the property and blocking traffic due to minimum access road dimensions, inadequate access locations, and no limitations for times of the day and night, indicates the road studies have not properly taken them into account.
- 4) Meeting the "existing community character" is not adequate and has been clearly stated by residents in the Valley Center Community Plan and Guidelines that form a legal part of the San Diego General Plan.

The STP-15-022-CEQA-15183-Checklist states: The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized commercial lots.

This is an extremely visible corner and integral to the theme for Village Center. As such it must be held to higher levels of aesthetics than other community locations. This is clearly shown by the nearby Weston Towne Center commercial property recently approved by the San Diego Board of Supervisors. That project met the Valley Center Community Plan, Valley Center Design Guidelines, and the County General Plan objectives.

Based on the current Site Plan, the project is considerably different with respect to overburdening the property compared to other commercial entities that do meet the objectives in the neighborhood. There is no justification for this project to not meet the same objectives.

- 5) From the Site Plan, it is apparent that the loading dock is not properly screened from the Public Right of Way. As such, the normal trash and debris that routinely collects in this area will be visible and therefore unacceptable for this critical community location.

Community members have publicly elected the Valley Center Community Planning Group, which has worked hard to express and uphold the vision of our little town. VCCPG has recommended denial of the Rite Aid Site Plan based on the applicant's unwillingness to change what we characterize as blatant and careless contradictions of the community's most basic design objectives, and for the ruinous precedent it sets.

If the project property owners and developers cannot, on their own, respect the wishes of the Valley Center community, they should be required by overseers of the "public good" to reduce the footprint of their structure or relocate the project to a more appropriate site so that their enterprise will enhance our little town of Valley Center.

If there is anything the county or the applicant wishes to discuss, please let me know. VCCPG stands ready to work with project applicants to develop a project that is in all of our best interests and preserves and enhances our community.

Regards,


Oliver Smith
Chair, Valley Center Community Planning Group
oliver.smith@philips.com
(760) 703-1455 cell

Attachment: Community Character is a CEQA issue when it involves aesthetics

Community Character is Not a CEQA Issue – Unless It's About Aesthe... <https://landuse.coxcastle.com/2016/04/20/community-character-is-not-...>

Contact Us Now

Los Angeles: 310.284.2200 Orange County: 949.260.4600 San Francisco: 415.262.5100

APRIL 20, 2016

Community Character is Not a CEQA Issue – Unless It's About Aesthetics

By Tim Paone

Have you ever been required to have your Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) evaluate whether your project will be compatible with the "character of the community"? Recently, in a ruling involving a project in the City of Poway, a California Court of Appeal held that the evaluation of potential impacts of a project on "community character" is not required under CEQA unless those impacts are "aesthetic" in nature. The Court carefully distinguished potential aesthetic impacts from those "psychological and social factors" that make residents "feel good and at home."

In 2013, the Poway City Council unanimously approved a project which would replace a horse boarding facility with twelve homes. An MND was prepared to evaluate the potential environmental impacts of the project. Project opponents asserted that an EIR was required because there was a "fair argument" that elimination of the horse boarding facility would, in the Court's words, "have a significant impact on Poway's horse-friendly 'community character' as the 'City in the Country.'" The City Council did not require an EIR. Instead the Council approved the project using the MND.



No
horsing
around
with

"community character."

Project opponents then sued, the trial court ruled in their favor, and the project applicant appealed.

In *Preserve Poway v. City of Poway*, the Court of Appeal noted that CEQA's purpose is to evaluate existing physical conditions which may be affected by a proposed project. The Court carefully distinguished potential physical environmental impacts from potential economic and social impacts which do not cause physical changes and are not required to be reviewed under CEQA. With respect to the question of whether an EIR should have been prepared by the City of Poway, the Court examined the administrative record for substantial evidence to support a fair argument that a significant environmental effect would result from the project's impact on community character.

The Court reviewed prior decisions that required CEQA evaluation of potential impacts on community character in the context of aesthetics. Examples referenced by the Court included a building that was more than three times the height of existing adjacent buildings, a project that was simply so massive that it was "out of character" with the surrounding community, and the construction of 219 homes on a hillside considered to be beautiful by the community. The Court concluded that the alleged potential impacts on Poway's community character were not of the same nature as the potential aesthetic impacts in these other cases. The Court memorably stated that the community character at issue in Poway "is not a matter of what is pleasing to the eye; it is a matter of what is pleasing to the psyche." Impacts to the locals' "sense of place and identity," the Court said, "are impacts to the collective psyche of Poway's residents" and are in addition to the purely social impacts related to the loss of activities previously available at the horse boarding facility.

1 of 2

12/15/2017, 12:52 PM

Since CEQA does not consider these social and psychological effects to be environmental impacts, there could not be a "fair argument" of a significant environmental impact on community character. As a result, the Court found that an EIR evaluating the potential impacts on community character was not required.

Posted in: **CEQA**

Tagged: EIR, Environmental Impact Report, Mitigated Negative Declaration, MND and Preserve Poway v. City of Poway

Comments are closed.

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E.3 DPW Prioritization Request for Roadway Pavement Maintenance



County of San Diego

RICHARD E. CROMPTON
DIRECTOR

DEPARTMENT OF PUBLIC WORKS
5510 OVERLAND AVE, SUITE 410
SAN DIEGO, CALIFORNIA 92123-1237
(858) 694-2212 FAX: (858) 694-3597
Web Site: www.sdcounty.ca.gov/dpw/

November 7, 2017

Oliver Smith, Chairperson
Valley Center Community Planning Group
P.O. Box 127
Valley Center, CA 92082-0127

PRIORITIZATION REQUEST FOR ROADWAY PAVEMENT MAINTENANCE IN THE VALLEY CENTER COMMUNITY PLANNING GROUP (CPG) AREA

Dear Chairperson Smith:

The Department of Public Works (DPW) requests your assistance in updating roadway maintenance priorities in your planning area. Your updated list will be used to supplement the original prioritized list of roads used to develop our Multi-Year Resurfacing Program (Program) in 2014. With limited available funding in 2014, DPW used community input to develop the first two years of our Program to resurface over 100 miles of roads. As we develop future years of planning, we're asking community and sponsor groups to assist with identifying road maintenance needs in your area. This new list will help us determine where best to utilize funds and resources to provide the most beneficial impact to our roadway users.

Roadway Maintenance Priorities

There are approximately 1,942 miles of publicly maintained roads in the unincorporated county. Over the last two years, DPW has spent about \$12 million per year to complete pavement resurfacing projects. Since the development of our Program, the State of California (State) has increased funding to local agencies for road resurfacing Statewide. On April 28, 2017, the Governor approved a new transportation funding plan entitled "Road and Repair Accountability Act of 2017". As a result, DPW will be receiving approximately \$538 Million in new funding over the next ten years for road maintenance purposes. The State's funding increases will be phased in over time. This funding provides new opportunities to address DPW's significant road resurfacing needs. On May 2, 2017, the County Board of Supervisors (Board) directed staff to use the new funding to pursue additional resurfacing projects and achieve a Pavement Condition Index (PCI), a commonly used pavement rating system, of 70 out of 100 within five years. DPW's current PCI is 60. We strive to use pavement management best practices to keep our entire road network in a state of good repair.

Pavement preservation is a proactive approach in maintaining existing roadways to reduce costly, time-consuming major rehabilitation. Effective pavement preservation programs treat roads while

they are still in good condition to avoid the need for major reconstruction. The most cost-effective pavement treatments and pavement management strategies include the use of a wide variety of surface seals and applying the right treatment at the right time. In addition, asphalt resurfacing is needed on our most deteriorated roads that need a more substantial treatment to improve their condition. Since 2016, DPW has been utilizing a broadly used and well respected pavement management software called StreetSaver to model and predict when to resurface roads before the roads get more expensive to treat. Our goal is to utilize the most cost-effective treatments that will deliver the best performance and improve the condition of the road for the citizens of San Diego County.

For your convenience, we attached your original 2014 prioritized list of roads with an update of the status of resurfacing for each of these roads. In addition, we included a list of roads resurfaced in your planning area not part of your original request, but were resurfaced as part of our Program, which included input from our pavement management software. We hope this status update will assist you with planning additional priorities in your community. To learn more about our Program and to review up to date information on individual road segments and their status (i.e. "Completed", "In-Construction", and "Programmed" for planned future work) please visit our website at: http://www.sdcounty.gov/content/sdc/dpw/roads/Resurfacing_Program.html.

DPW requests your assistance to prioritize or concur with the list provided for your top 20 roads for resurfacing that may be of specific concern to your community and provide the list to DPW in the next 45 days. We will use your priority list and other resources over the next few years to determine the most cost-effective treatments for our updated resurfacing program. Attached is a colored map of roads in your planning area identifying the condition of each road, and we have attached a DPW's recommended resurfacing priority list for your area. In general on the map, roads colored green are in **very good** condition, roads colored in yellow are in **good** condition, roads colored in orange are in **poor** condition and roads colored in red are in **very poor** condition, and roads shaded in blue are DPW recommended. Included with the map is an alphabetized list of all road segments and their Pavement Condition Indices (PCI) for your planning area. The Pavement Condition Index (PCI) is a numerical index between 0 and 100, with 0 being defined as a failed roadway and 100 representing a newly resurfaced road.

Please utilize the attached prioritization form to provide your top 20 priority streets for resurfacing listed in your numerical order of importance. DPW's recommended list is intended to share our priorities and give you some guidance. If requested, DPW staff is willing to come to your community planning/sponsor group meeting to discuss our program in more detail and answer any questions. Your list can be emailed to Frank.Arebalo@sdcounty.ca.gov or mailed to us at:

County of San Diego
Department of Public Works
Transportation Division
5519 Overland Ave., Ste. 410, Room 470
San Diego, CA 92123-1239

Thank you for your assistance in prioritizing road maintenance projects. DPW looks forward to receiving your updated prioritized list and coordinating community priorities in your area. Our goal is to work with you to get your priorities finalized within 45 days of the date of this letter. Please feel free to contact Frank Arebalo, Senior Civil Engineer, with any questions regarding our

Chairperson Smith
November 8, 2017
Page 3 of 3

Program or with prioritizing roads by calling (858) 694-3889 or by email at Frank.Arebalo@sdcounty.ca.gov.

Sincerely,



DEREK R. GADE, P.E., Assistant Director
Department of Public Works

Attachments:

- 1) Road Maintenance Priorities Update
- 2) Additional Roads Resurfaced
- 3) Roadway Maintenance Prioritization Form
- 4) County's Roadway Maintenance Recommended Priorities
- 5) County Maintained Road Network List
- 6) County Maintained Road Network Map with Recommended Priorities

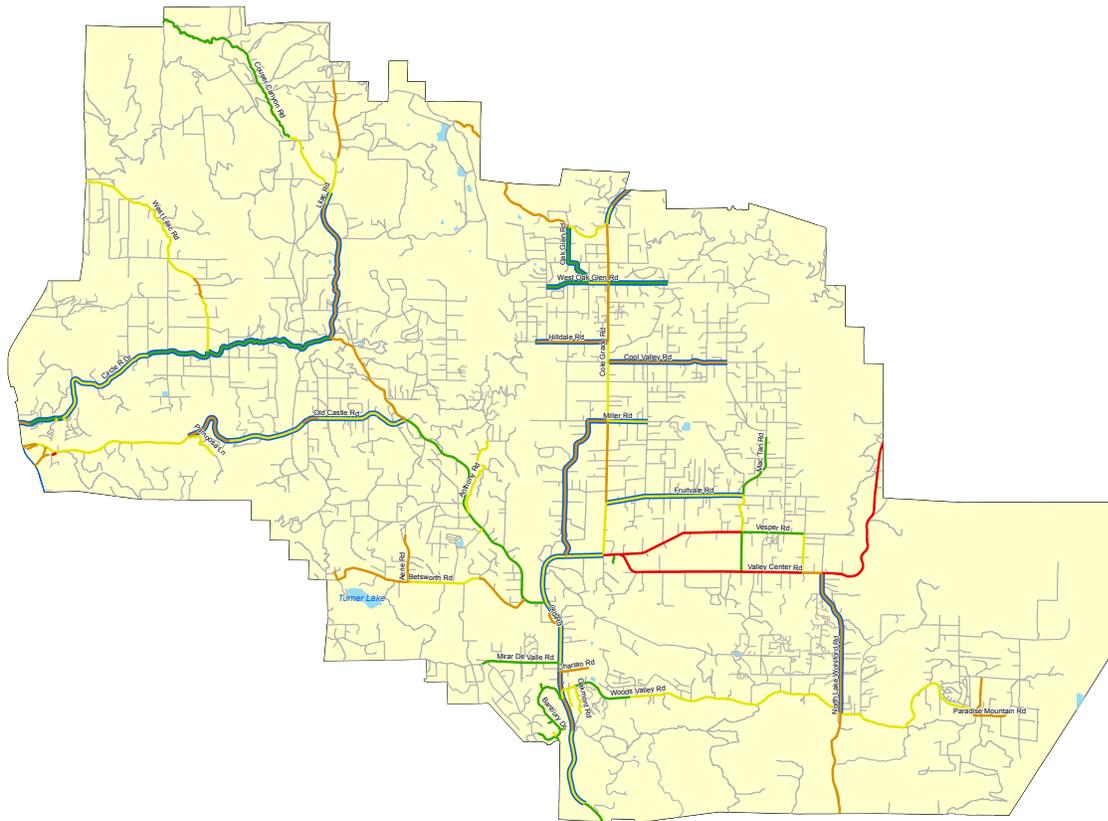
ROAD MAINTENANCE PRIORITIES
VALLEY CENTER COMMUNITY PLANNING GROUP
 COUNTY OF SAN DIEGO RECOMMENDED PRIORITIES

SUP. DIST.	NAME	FROM	TO	PCI	LENGTH (Mi)	CPG/SPONSOR GROUP
5	VALLEY CENTER RD*	MP 24	COLE GRADE RD	51	4.02	VALLEY CENTER
5	NORTH LAKE WOHLFORD RD*	VALLEY CENTER RD	WOODS VALLEY RD	41	1.89	VALLEY CENTER
5	OLD CASTLE RD*	LILAC RD	PAMOOSA LN	50	3.24	VALLEY CENTER
5	LILAC RD	W LILAC RD	COUSER CANYON RD	42	2.02	VALLEY CENTER
5	FRUITVALE RD	COLE GRADE RD	MAC TAN RD	54	1.77	VALLEY CENTER
5	COOL VALLEY RD	COLE GRADE RD	END CMR	36	0.76	VALLEY CENTER
5	MILLER RD*	VALLEY CENTER RD	END CMR	53	2.65	VALLEY CENTER
5	HILDALE RD	COLE GRADE RD	END	67	0.94	VALLEY CENTER
5	WEST LILAC RD*	CIRCLE R DR	LILAC RD	76	1.84	VALLEY CENTER
5	CIRCLE R DR*	WEST LILAC	OLD HWY 395	65	3.14	VALLEY CENTER
5	OAK GLEN RD	MC NALLY RD	W OAK GLEN RD	82	0.89	VALLEY CENTER
5	WEST OAK GLEN	COLE GRADE RD	END	71	0.81	VALLEY CENTER
5	PAUMA HEIGHT RD	COLE GRADE RD	END	83	0.76	VALLEY CENTER

(*)Resurfacing may be accomplished over multiple phases

County Maintained Roads & Pavement Condition Index Roadway Maintenance Priorities

Valley Center Community Planning Area



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Legend

- Current Pavement Condition
- Very Good
- Good
- Poor
- Very Poor
- County's Recommended Roadway Maintenance Priorities
- Other roads (not County Maintained)

