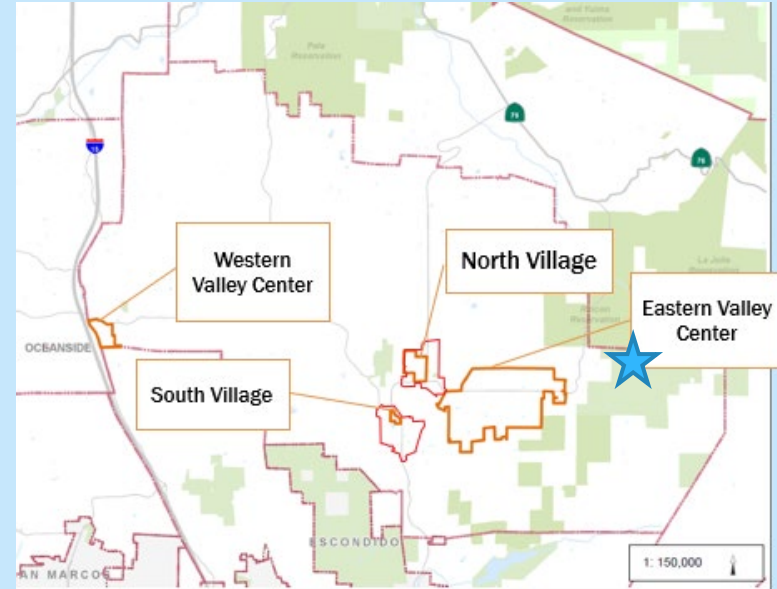


# VALLEY CENTER COMMUNITY PLAN UPDATE

**We want your input!**

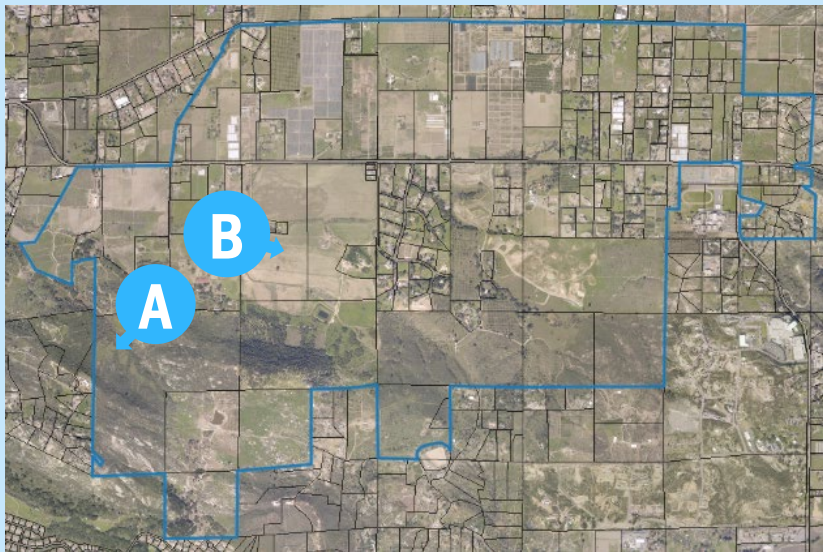
Please send any comments or questions on this draft subarea and draft alternatives to: [pds.communityplanupdates@sdcounty.ca.gov](mailto:pds.communityplanupdates@sdcounty.ca.gov) by August 14.



**SUBAREA DEVELOPMENT – EASTERN VALLEY CENTER**

**JULY 15, 2021**

# EASTERN VALLEY CENTER PHOTOS

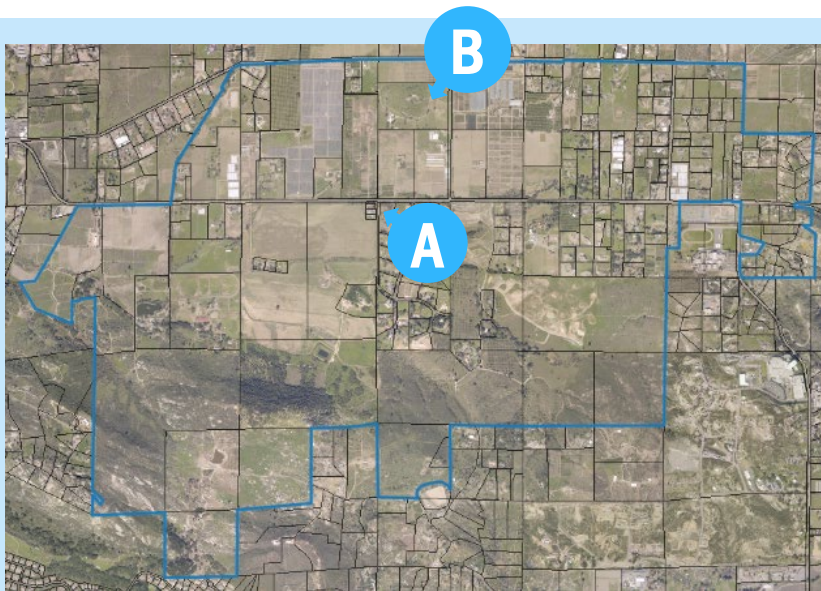


View of southern willow scrub on the southwestern portion of the draft subarea, from a bridge, facing southwest



From one of the larger parcels (70 acres) just south of Valley Center Road, facing southeast

# EASTERN VALLEY CENTER PHOTOS



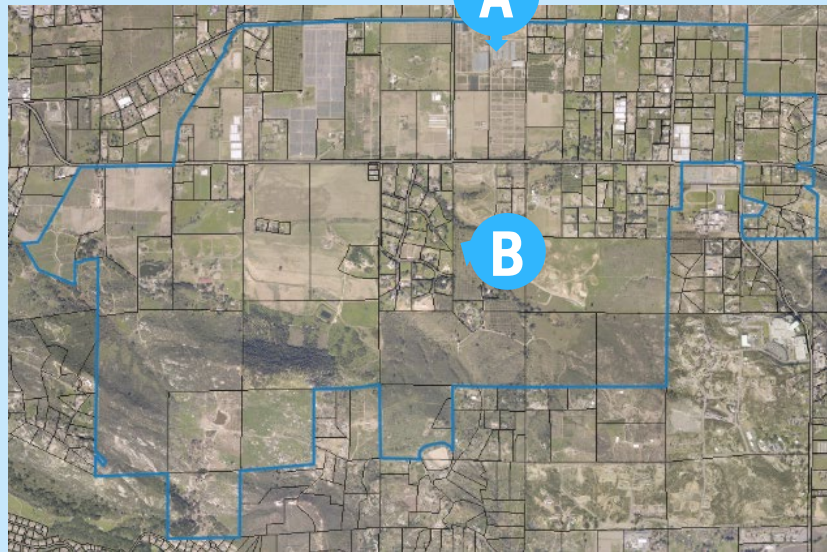
Within the most extensively developed residential portion of the draft subarea along Queensbridge Road, facing northwest



From Vesper Road just west of the intersection with Mactan Road, facing southwest



# EASTERN VALLEY CENTER PHOTOS

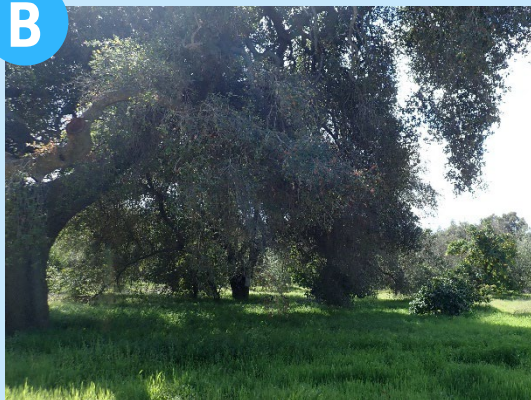


A



From Vesper Road just east of the intersection with Mactan Road, facing south

B

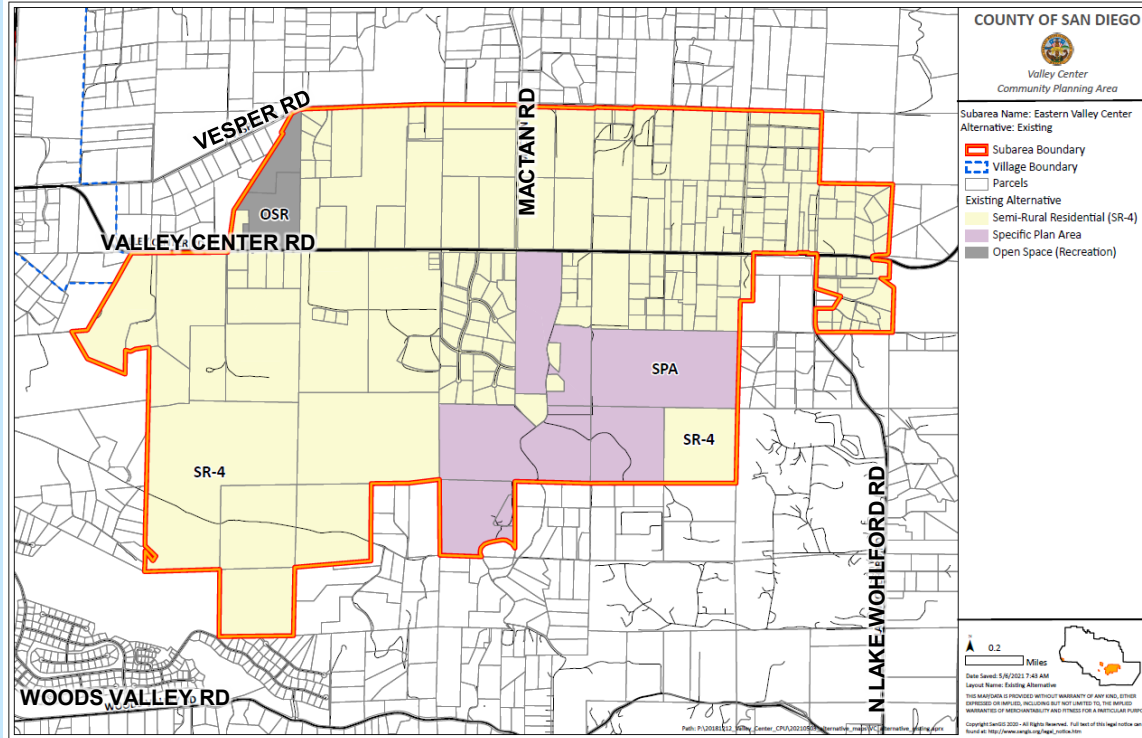


View of oak woodlands adjacent to orchards within the former Live Oak Ranch Specific Plan area within the draft subarea, facing west from Cobb Lane

# CRITERIA FOR SELECTING SUBAREAS

- Public Input
- Addressing necessary mapping updates
- Addressing areas affected by significant changes (currently being implemented and/or near future)
- General Plan Guiding Principles and Mapping Practices
- Community Context
- Opportunities and Constraints to density/intensity change

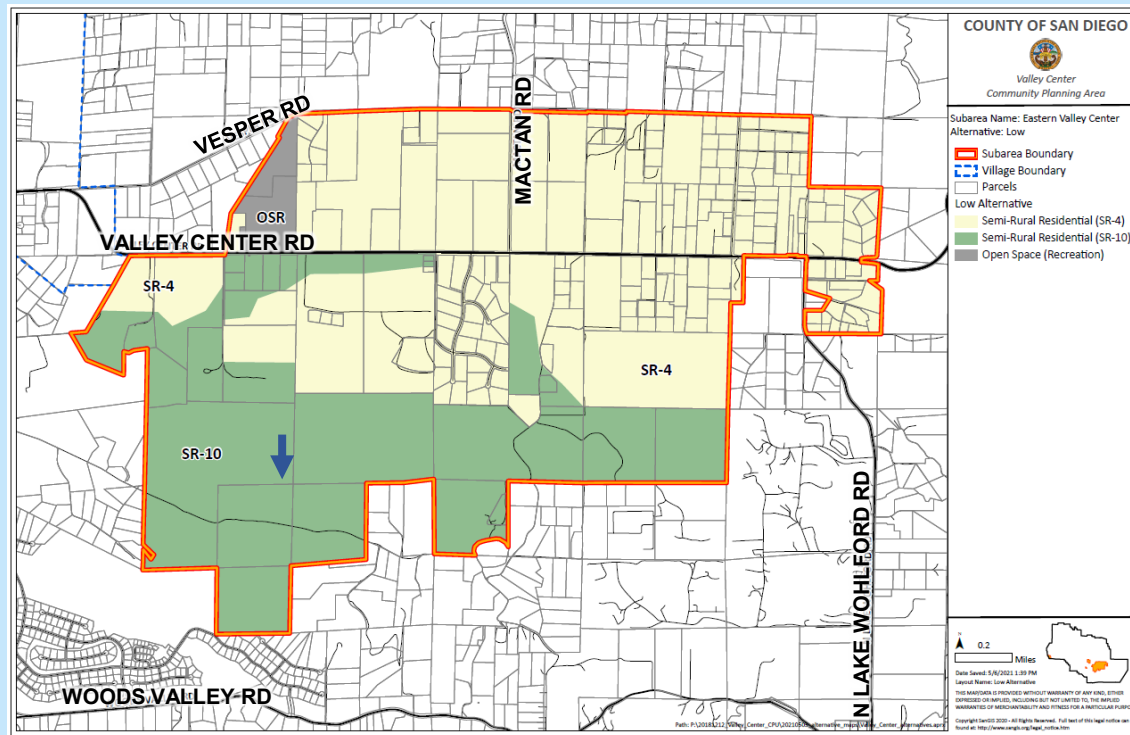
# Draft Eastern VC Subarea Existing Designations Discussion



## Existing designations

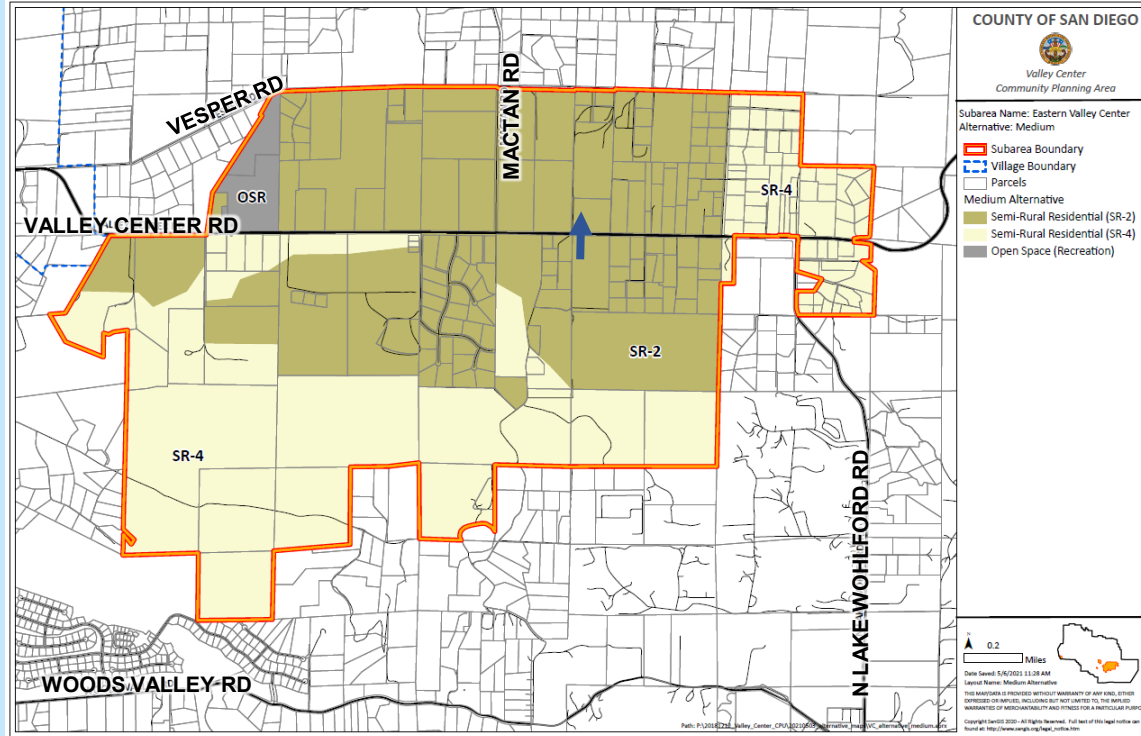
- SR-4 (1 du/4 ac; slope dependent; clustering capability)
- Open Space-Recreation (Star Valley Park)
- Specific Plan Area (expired)

# Draft Eastern VC Subarea Low Alternative - Designations



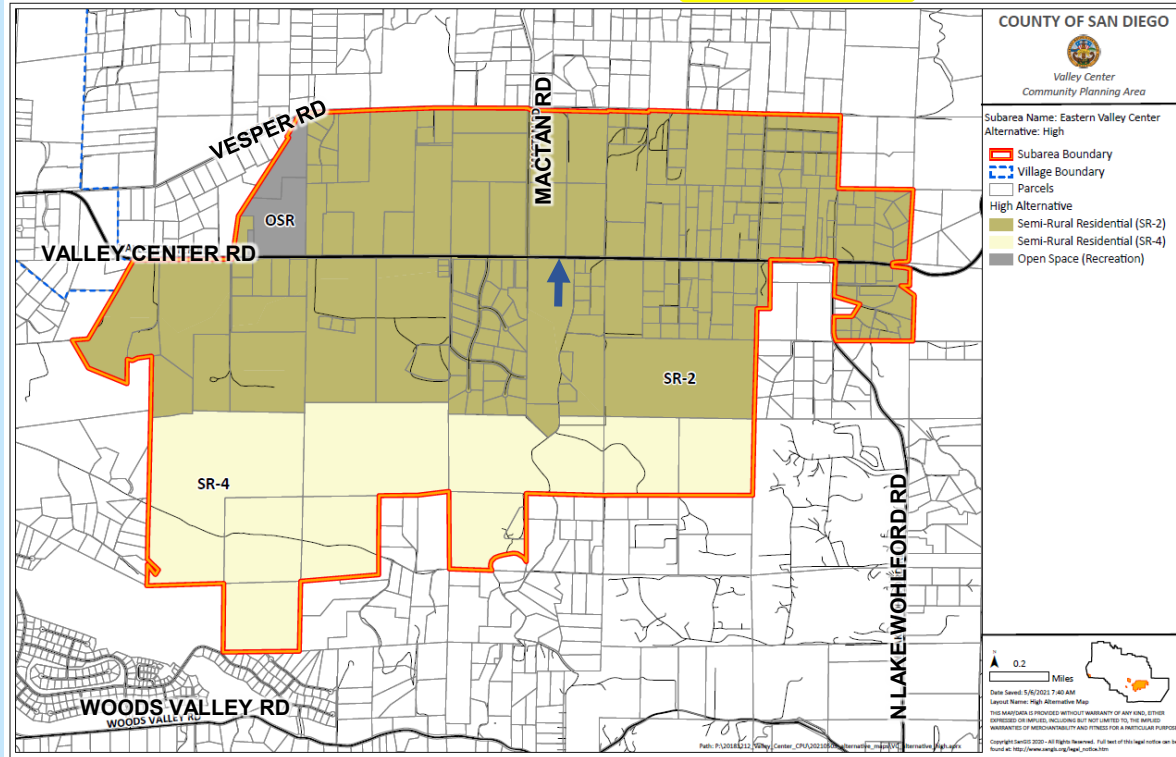
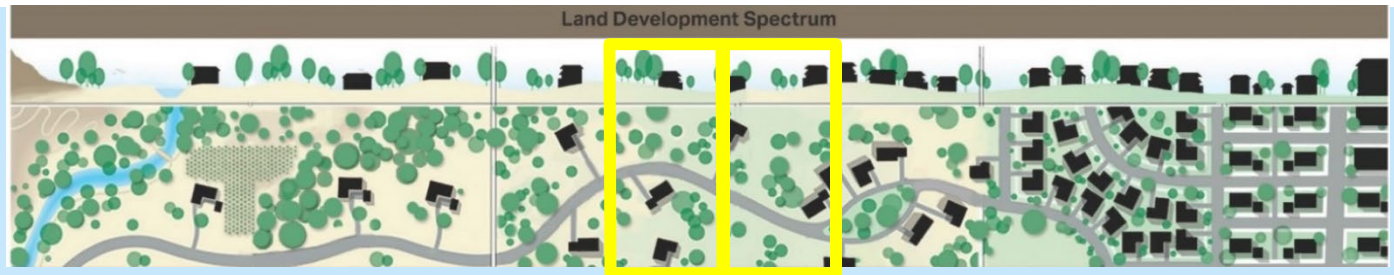


# Draft Eastern VC Subarea Medium Alternative - Designations





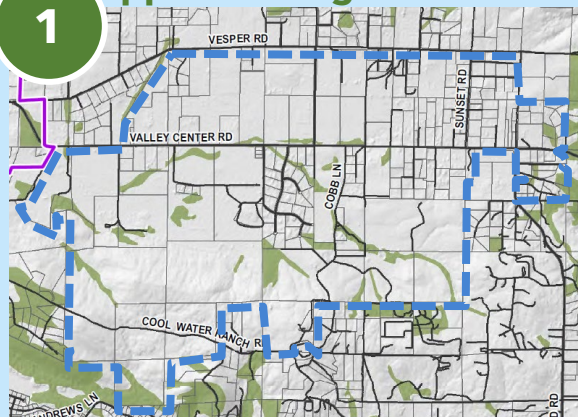
# Draft Eastern VC Subarea High Alternative - Designations





1

## Upper Tier Vegetation



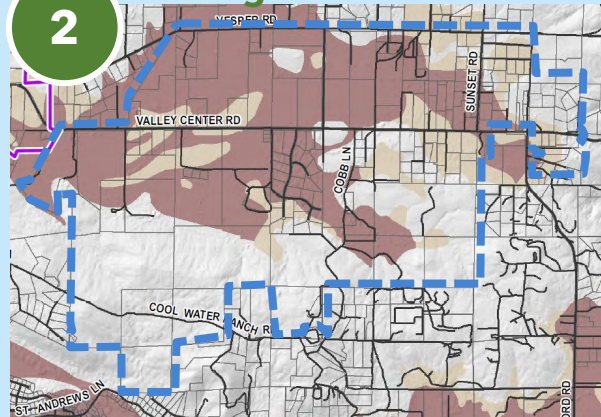
### LEGEND

-  Upper Tier Vegetation  
 Community Village Boundary  
 Valley Center  
 Community Planning Area  
 Roads






— Sensitive  
Habitat

# 2

## Prime Agricultural Soils



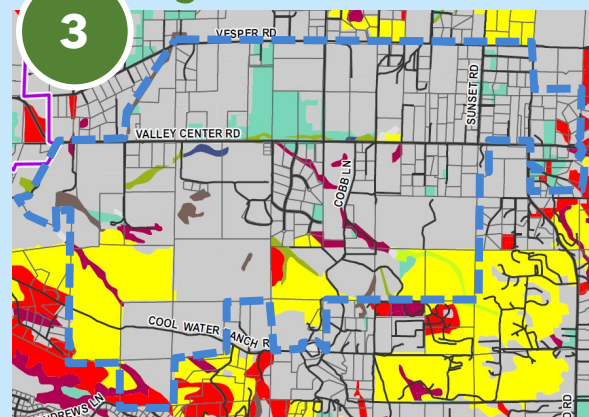
### LEGEND

-  Prime Farmland Soils  
 Statewide Significance Soils  
 Community Village Boundary  
 Valley Center Community Planning Area  
 Roads












- Agricultural Lands

3

## Vegetation



### LEGEND

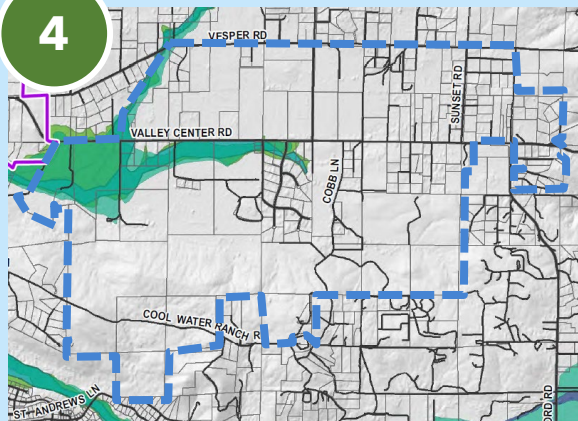
-  Coastal Sage Scrub
  Other Woodlands
  Eucalyptus Woodland
-  Chaparral
  Marsh
  Community Village Boundary
-  Grassland
  Water (Including 11200, 13200)
  Valley Center Community Planning Area
-  Riparian Scrub
  Roads

— Sensitive  
Habitat



## Floodplain and Floodway

4



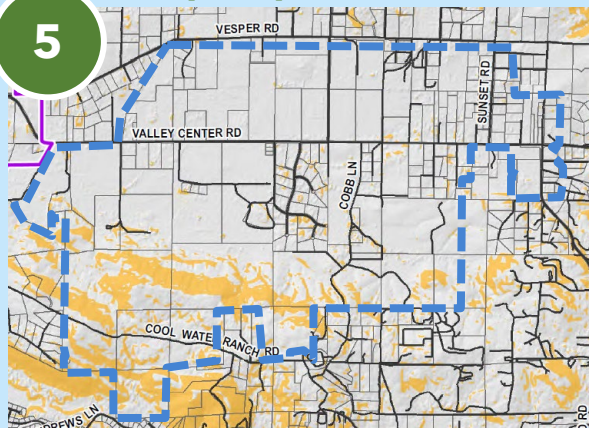
### LEGEND

- FEMA Floodway
- FEMA Floodplain
- County 100yr Floodway
- County 100yr Floodplain
- Roads

— Floodplain/Floodway

## Steep Slopes

5



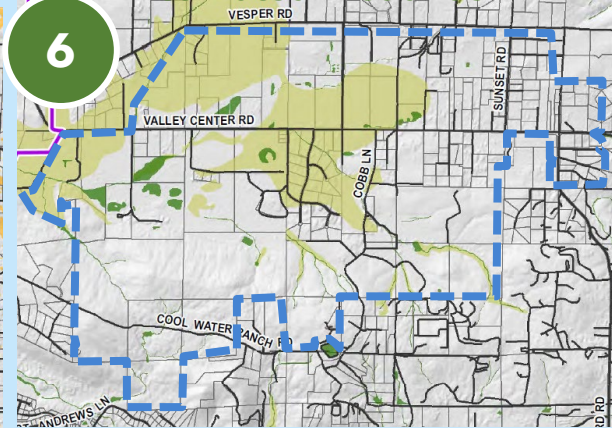
### LEGEND

- Slope GT 25%
- Community Village Boundary
- Valley Center Community Planning Area
- Roads

— Steep slope (greater than 25%)

## Estimated Wetlands

6



### LEGEND

- USFWS National Wetlands Inventory
- Estimated RPO Wetlands
- Community Village Boundary
- Valley Center Community Planning Area
- Roads

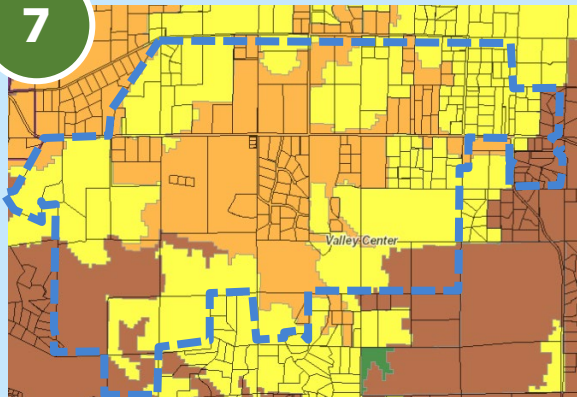
— Wetlands



# Eastern Valley Center FIRE CONSTRAINTS

7

## Fire Hazard Severity Zone



### Legend

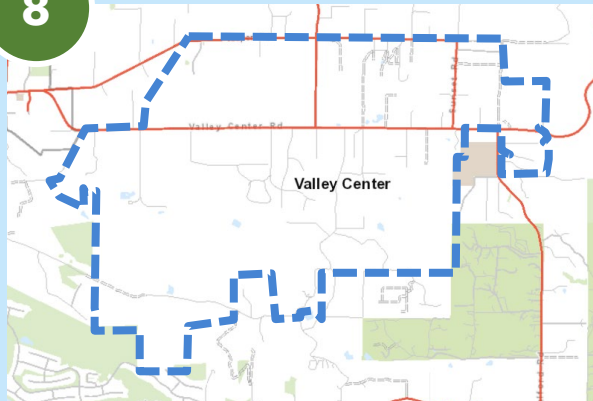
- Community Village Boundary
- Community Planning Areas
- County Water Authority
- Parcels
- ✓ Roads

### Fire Hazard Severity Zones

- Very High
- High
- Moderate
- Non-Wildland/Non-Urban
- Urban Unzoned

8

## County Maintained Roads

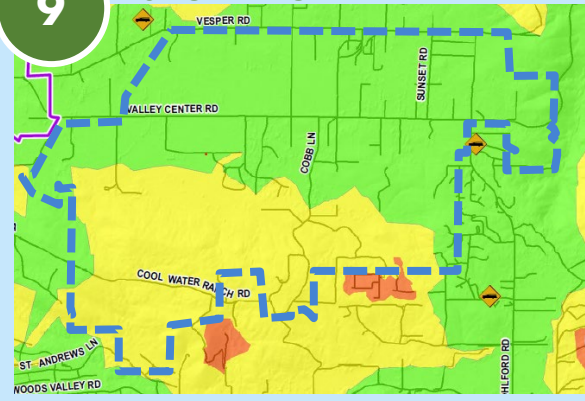


### Legend

- County Maintained Roads
- TIF Villages
- Community Plan Area

9

## Emergency Response Travel Time



### LEGEND

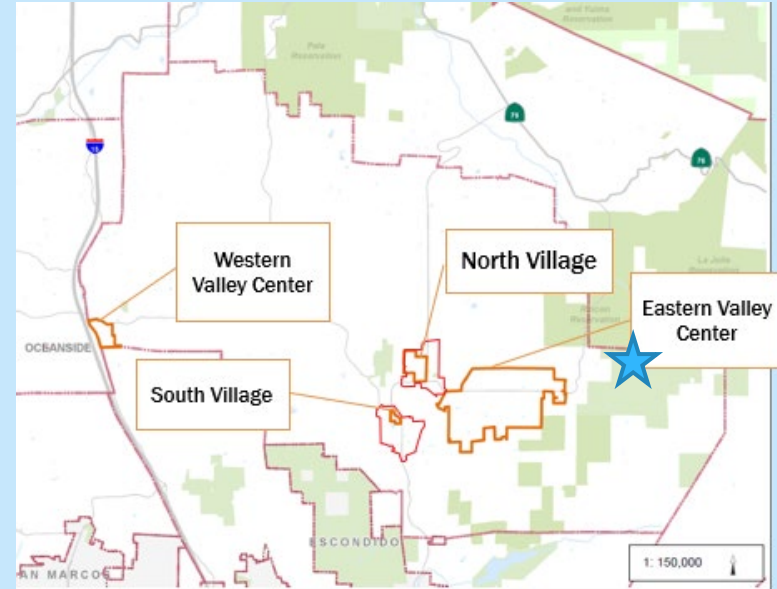
- Fire Stations
  - Community Village Boundary
  - Valley Center
  - Community Planning Area
  - Highways
  - Roads
- EMERGENCY RESPONSE TRAVEL TIME**
- 0 to 5 Minutes
  - 5 to 10 Minutes
  - 10 to 20 Minutes



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