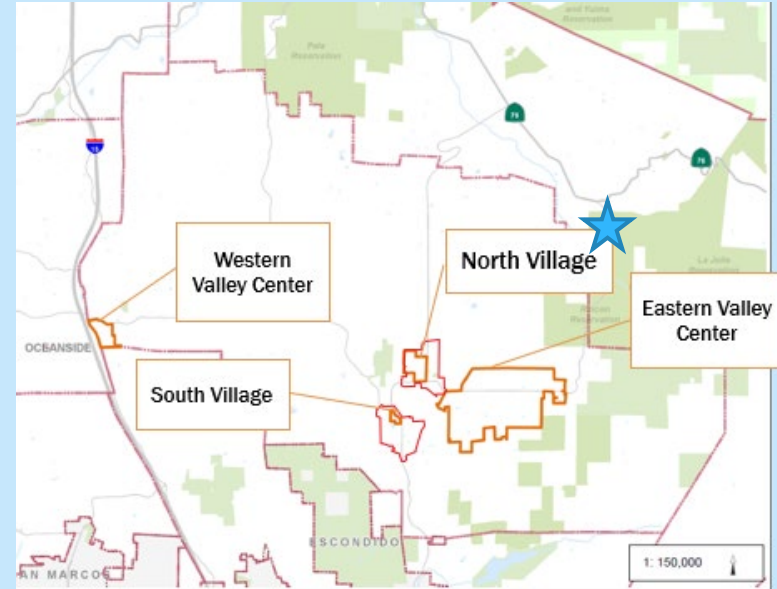


VALLEY CENTER COMMUNITY PLAN UPDATE

We want your input!

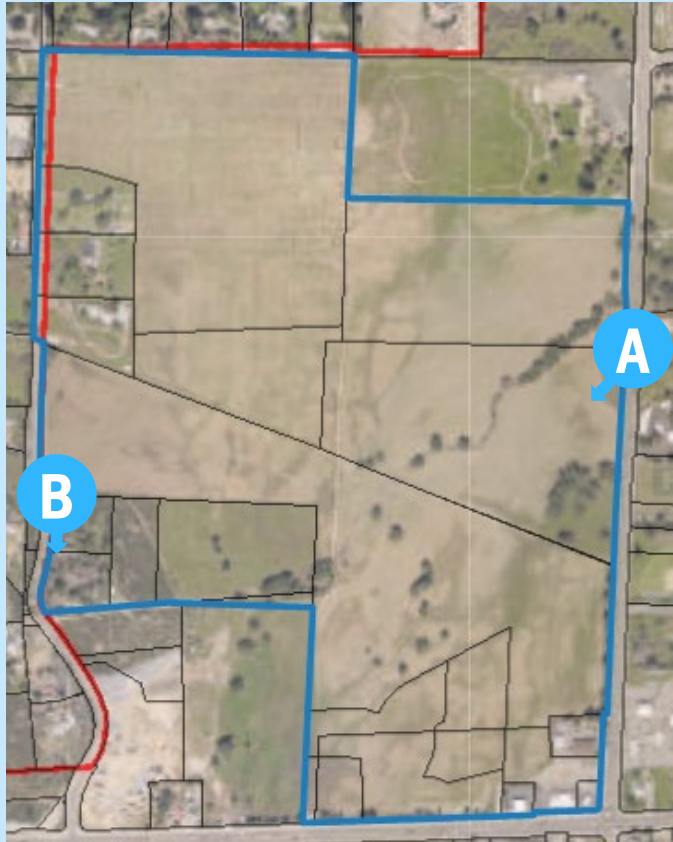
Please send any comments or questions on this draft subarea and draft alternatives to: pds.communityplanupdates@sdcounty.ca.gov by August 14.



SUBAREA DEVELOPMENT – NORTH VILLAGE

JULY 15, 2021

NORTH VILLAGE PHOTOS



View of the northeast side of the draft subarea from across Cole Grade Road. The view shows the eastern end of a drainage corridor of oak woodlands that runs diagonal through the east side of the draft subarea. Coastal sage scrub vegetation can also be seen near Cole Grade road in the draft subarea.



View of Miller Road and the frontage of a subarea property facing south, in the southwestern end of the draft subarea

NORTH VILLAGE PHOTOS



A



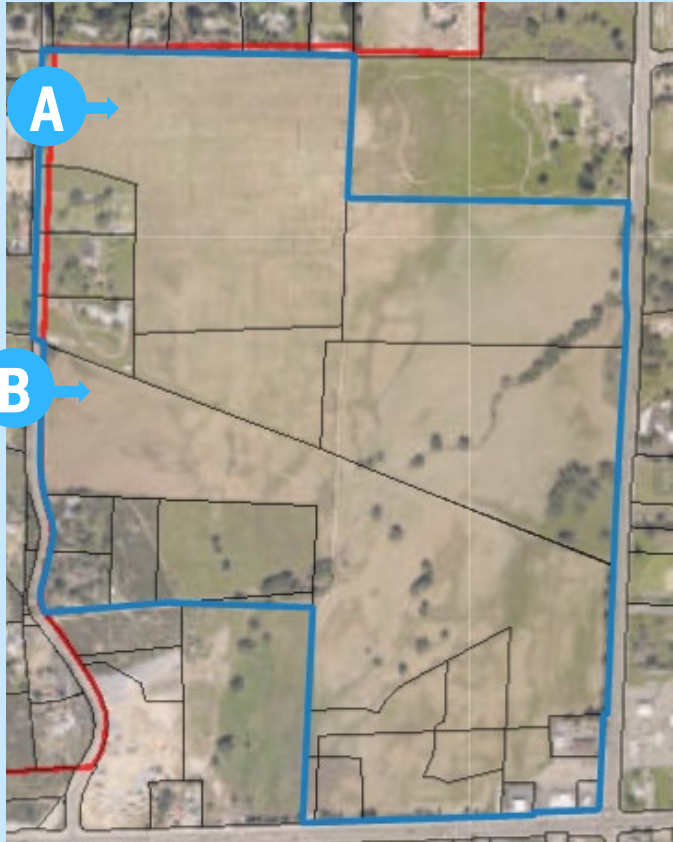
View of the eastern end of the subarea, just north of the post office. This is a mostly unconstrained area that would have the highest density designation in each of the draft alternatives for this draft subarea.

B



View of the commercial property at the northwest corner of the Cole Grade Road and Valley Center Road intersection, within the draft subarea

NORTH VILLAGE PHOTOS



A



View of the northern end of the northernmost parcel in the subarea, facing east along the unbuilt alignment of New Road 11 of the Valley Center Mobility Element network

B

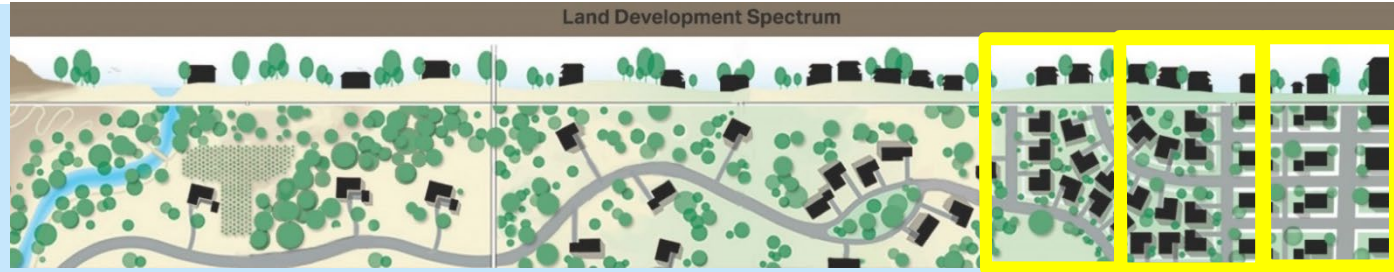


View of the central portion of the subarea from Miller Road

CRITERIA FOR SELECTING SUBAREAS

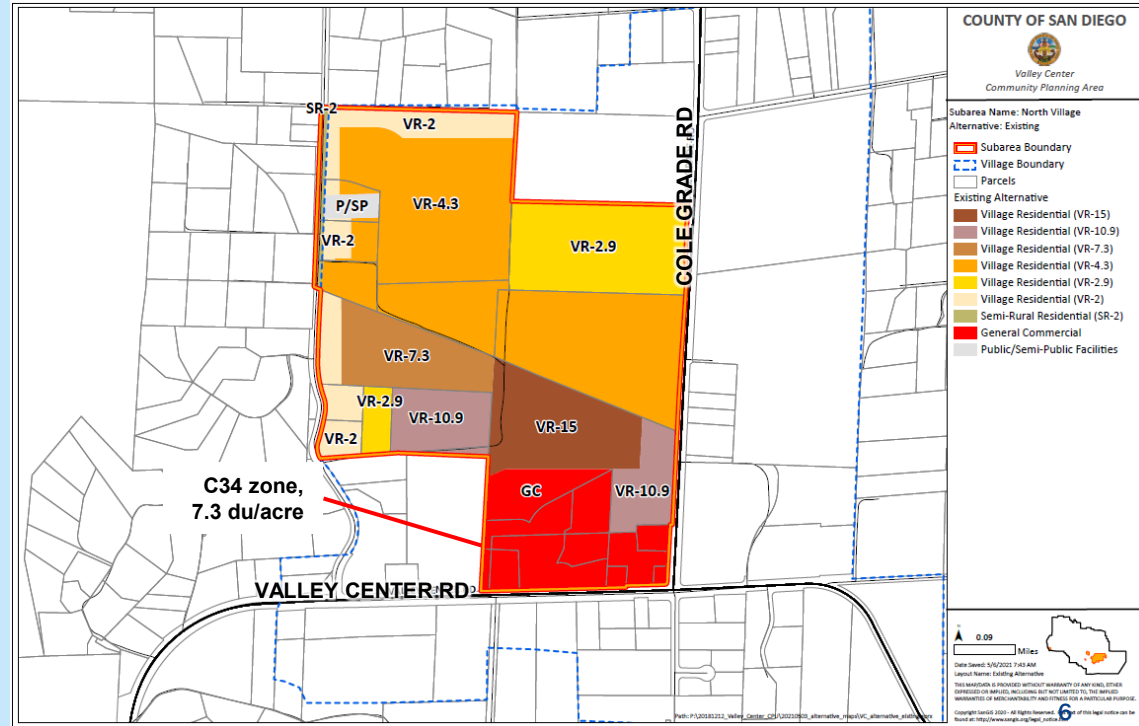
- Public Input
- Addressing necessary mapping updates
- Addressing areas affected by significant changes (currently being implemented and/or near future)
- General Plan Guiding Principles and Mapping Practices
- Community Context
- Opportunities and Constraints to density/intensity change

Draft North Village Subarea Existing Designations

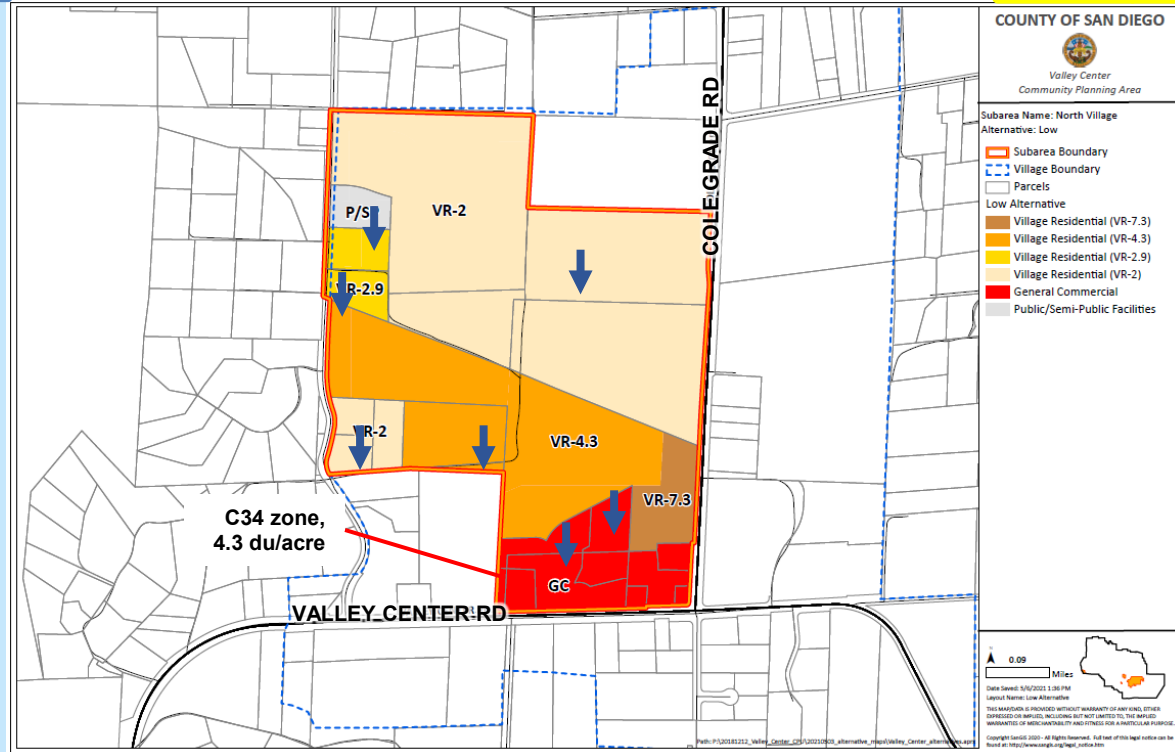
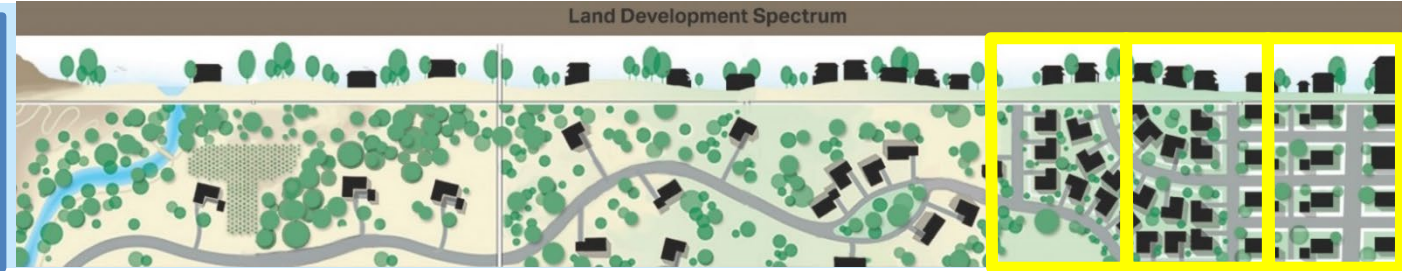


Existing designations

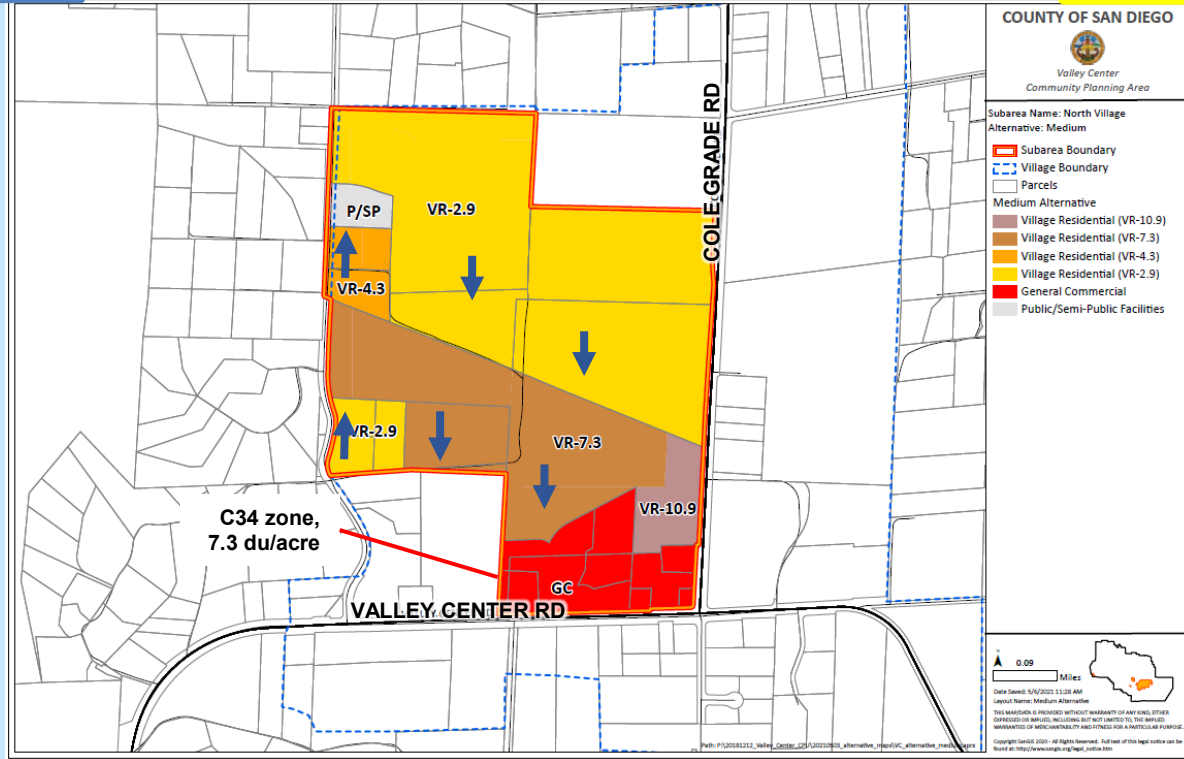
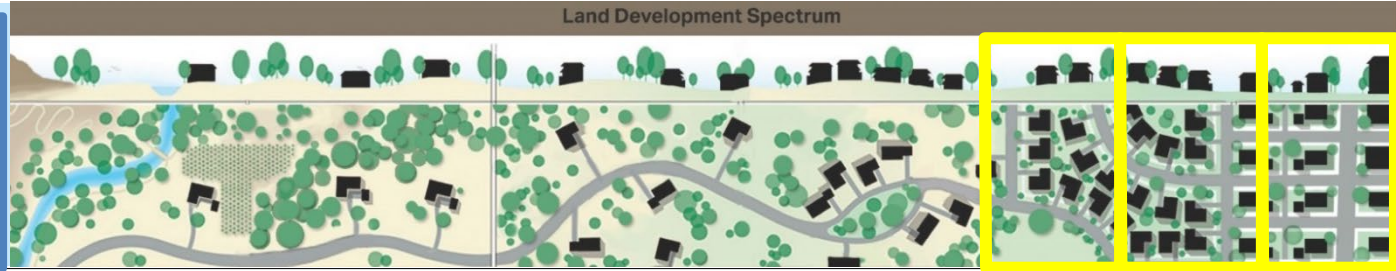
- General Commercial, VR-15, VR-10.9, VR-7.3, VR-4.3, VR-2.9, VR-2, and Public/Semi-Public
- All VR designation numbers are dwelling units per acre.



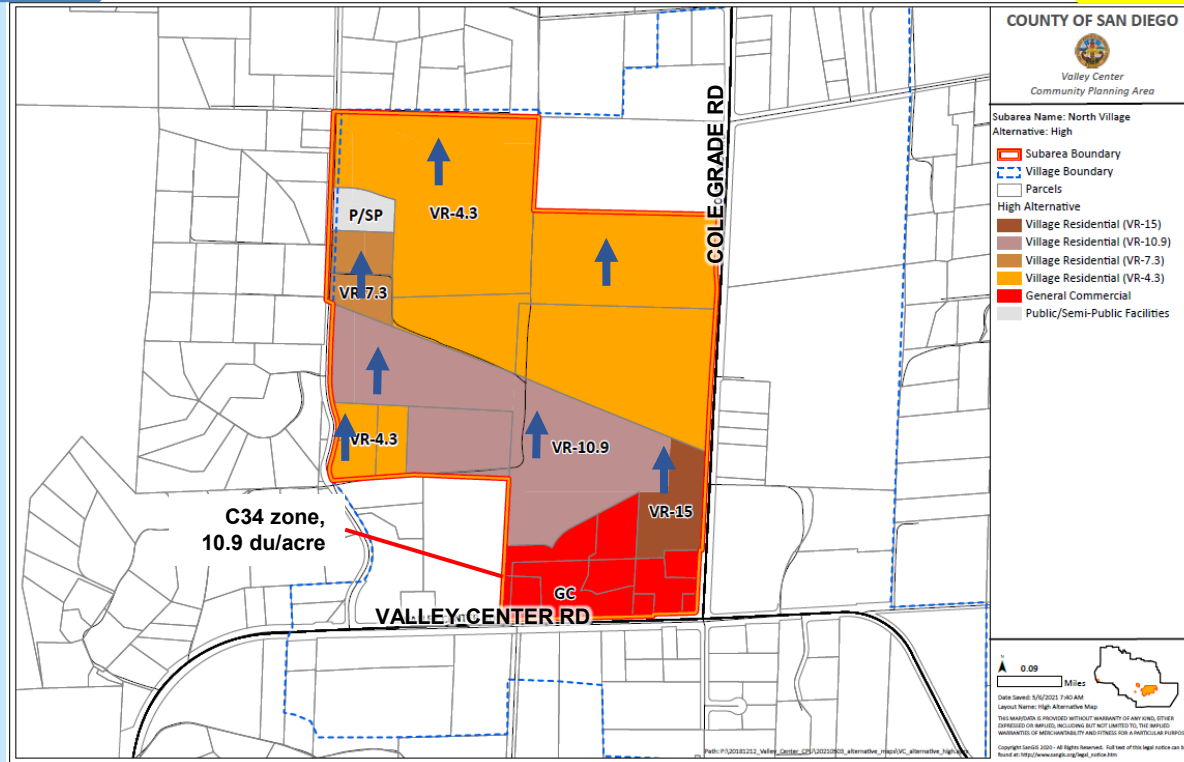
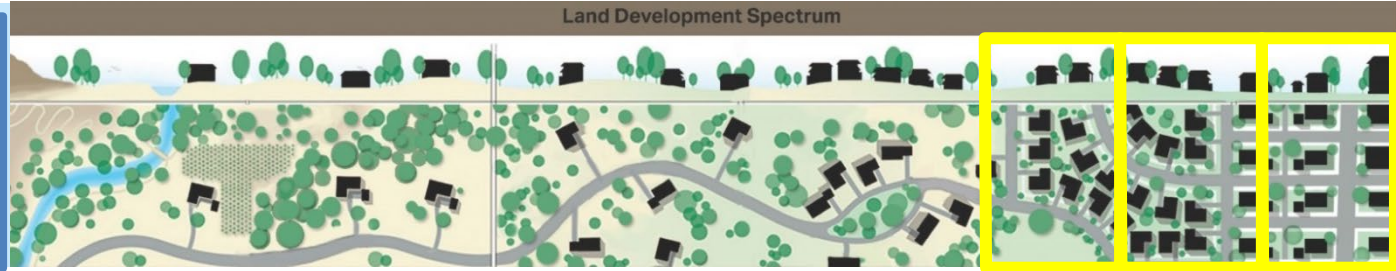
Draft North Village Subarea Low Alternative - Designations



Draft North Village Subarea Medium Alternative - Designations



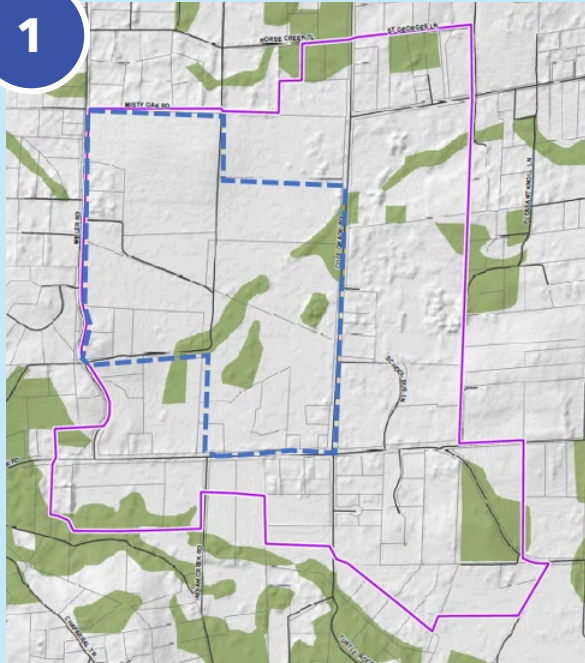
Draft North Village Subarea High Alternative - Designations



North Village CONSTRAINTS

Upper Tier Vegetation

1



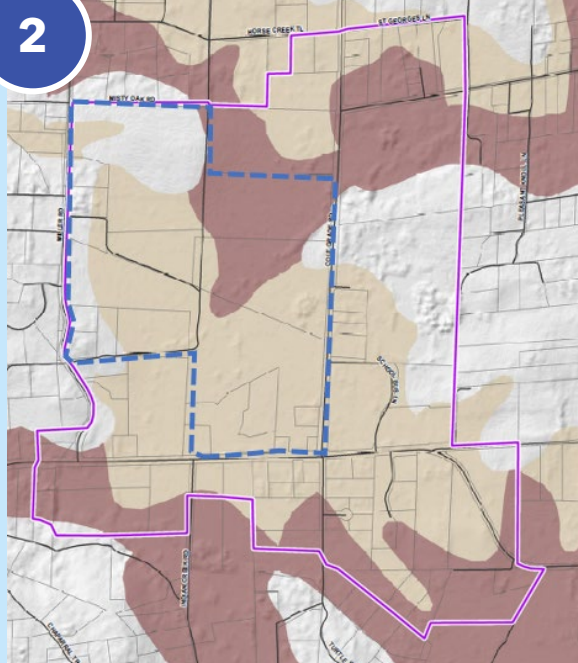
LEGEND

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

☐ Sensitive Habitat

Prime Agricultural Soils

2



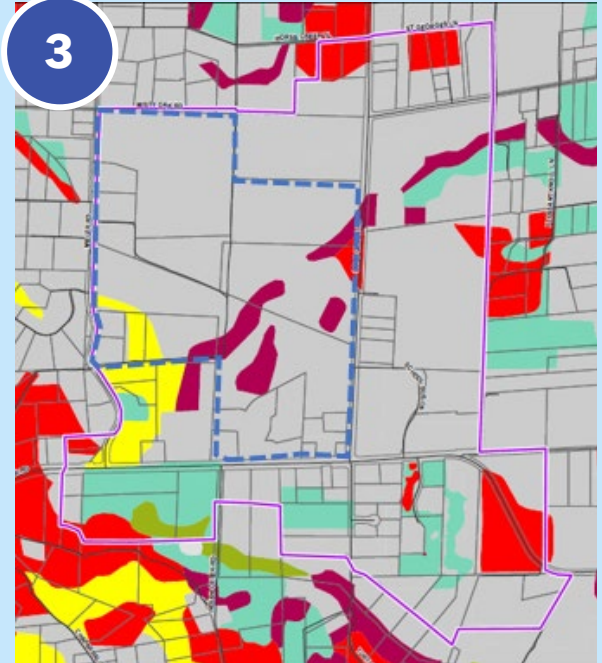
LEGEND

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

☐ Agricultural Lands

Vegetation

3



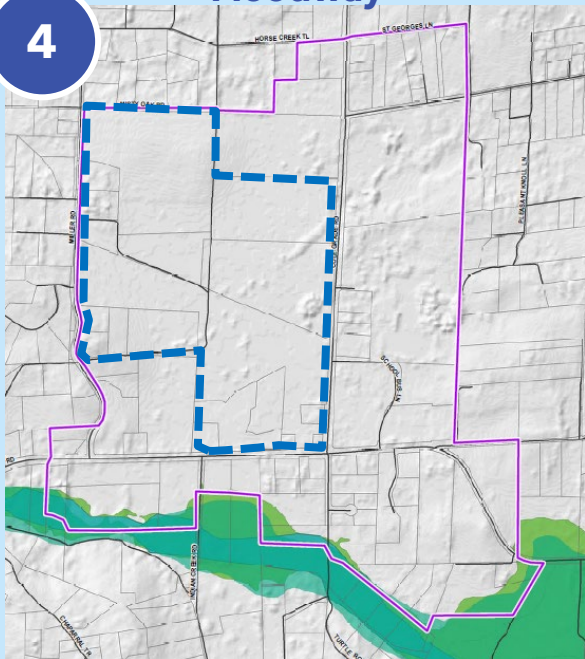
LEGEND

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

☐ Sensitive Habitat

Floodplain and Floodway

4



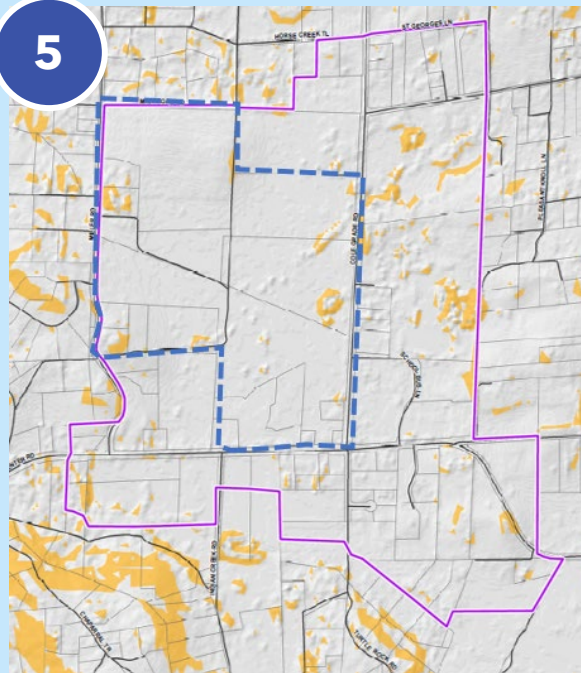
LEGEND

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

○ Floodplain/Floodway

Steep Slopes

5



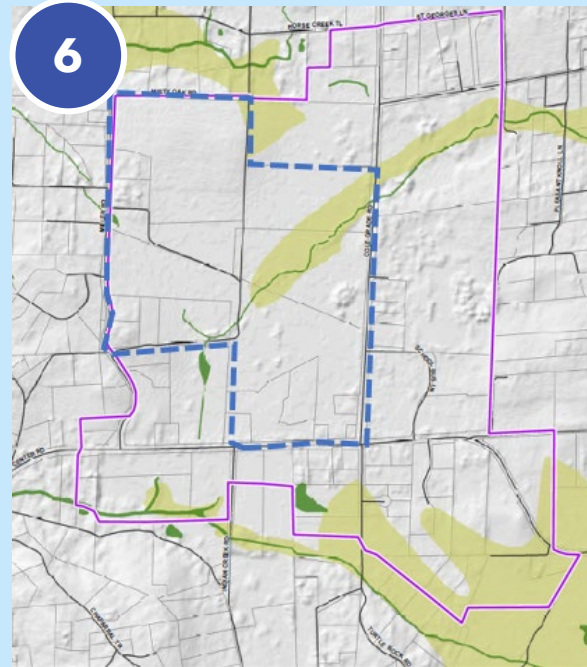
LEGEND

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

⬇ Steep slope (greater than 25%)

Estimated Wetlands

6

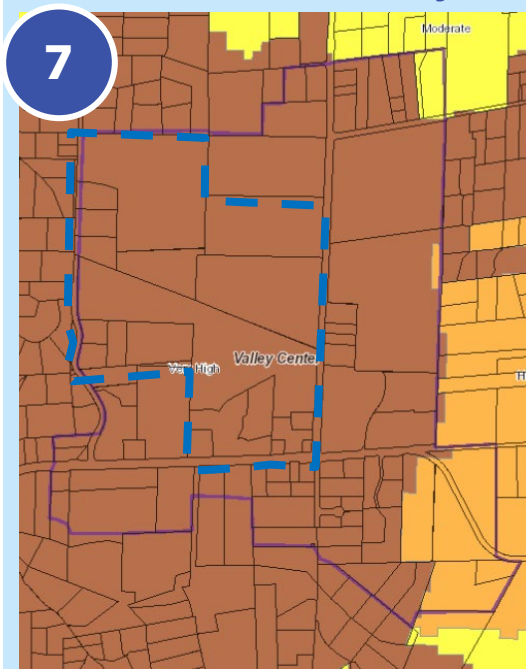


LEGEND

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

⬇ Wetlands

Fire Hazard Severity Zone



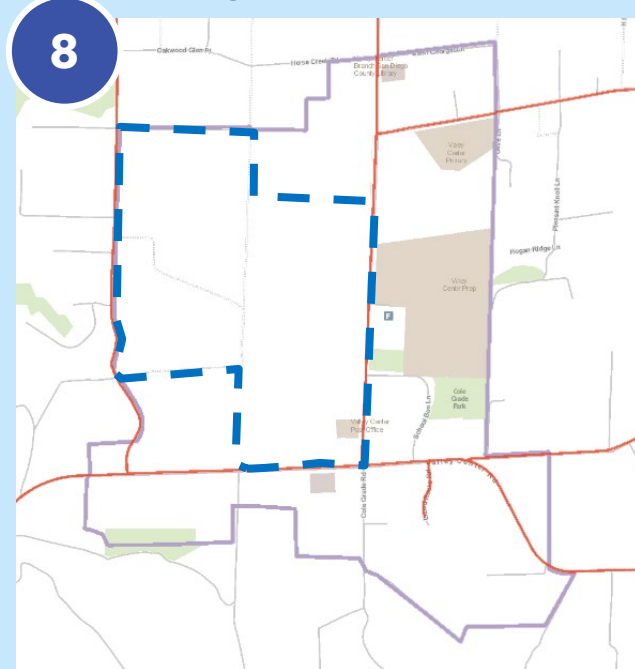
Legend

- 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

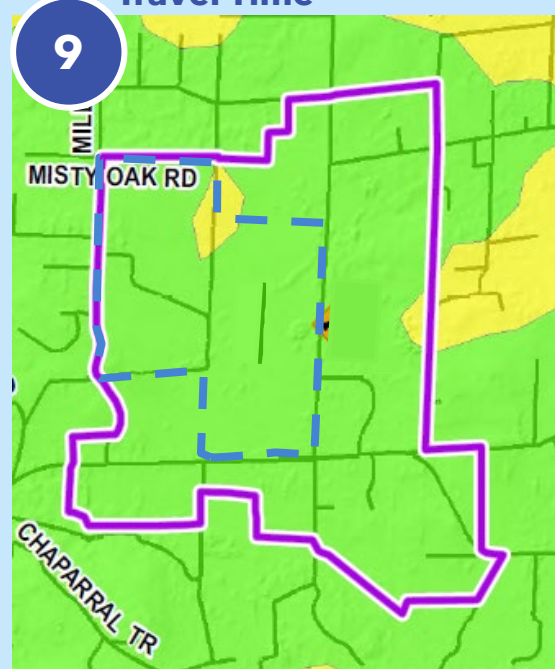
County Maintained Roads



Legend

- County Maintained Roads
- TIF Villages
- Community Plan Area

Emergency Response Travel Time



LEGEND

- Fire Stations

EMERGENCY RESPONSE TRAVEL TIME

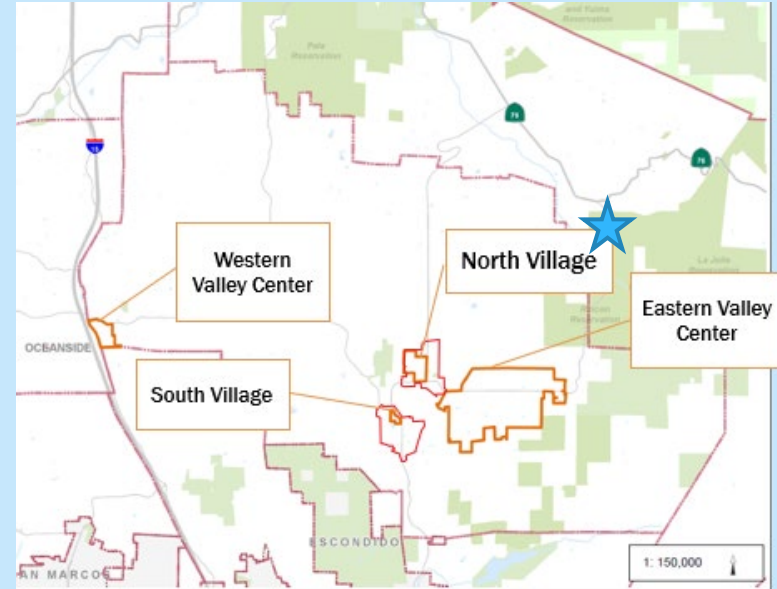
- 0 to 5 Minutes
- 5 to 10 Minutes
- 10 to 20 Minutes

- Community Village Boundary
- Valley Center Community Planning Area
- Highways
- Roads

VALLEY CENTER COMMUNITY PLAN UPDATE

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