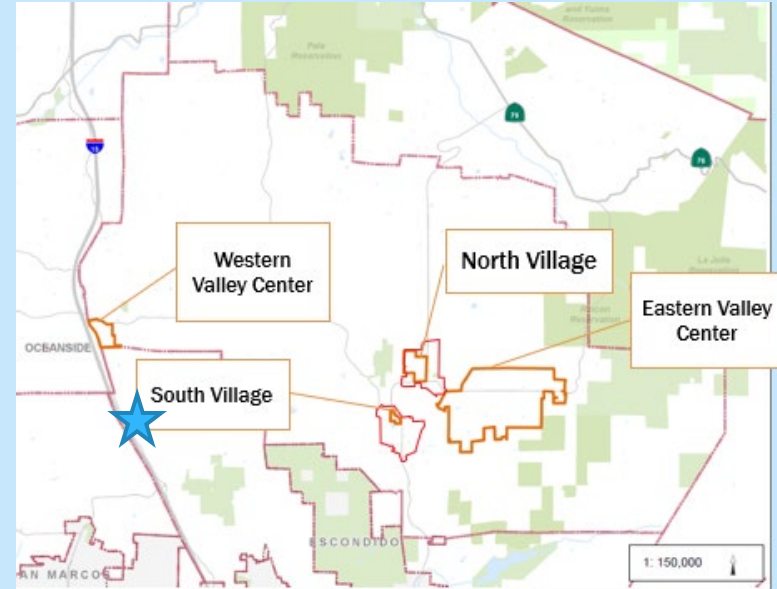


VALLEY CENTER COMMUNITY PLAN UPDATE

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 – SOUTH VILLAGE

JULY 15, 2021

SOUTH VILLAGE PHOTOS



A



View of a single-family residence within the draft subarea, on the south side of the east-west portion of Old Road, facing southwest

B



View of VC Oil Corp., a gas station / convenience store within the draft subarea, at the corner of Old Road and Valley Center Road

SOUTH VILLAGE PHOTOS



View of the north-south portion of Old Road within the draft subarea, facing north



View of existing storage uses on the northern commercial parcel in the draft subarea

SOUTH VILLAGE PHOTOS



A



B



Views of northernmost parcel in the draft subarea. The onsite oak woodlands can be seen on the northern end of the property. Outside of the oaks, most of the onsite vegetation is non-native and not considered sensitive habitat.

C



D

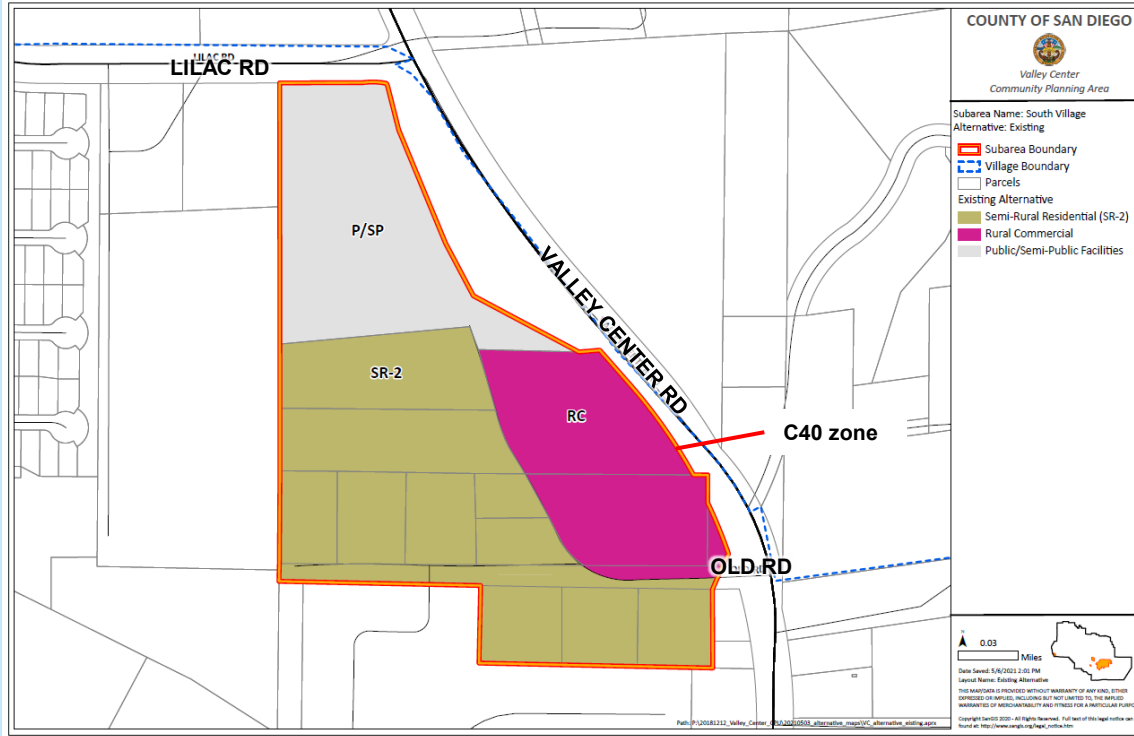


Views of a resting/picnic area along the lower Heritage Trail, adjacent to the draft subarea (provided for location context)

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

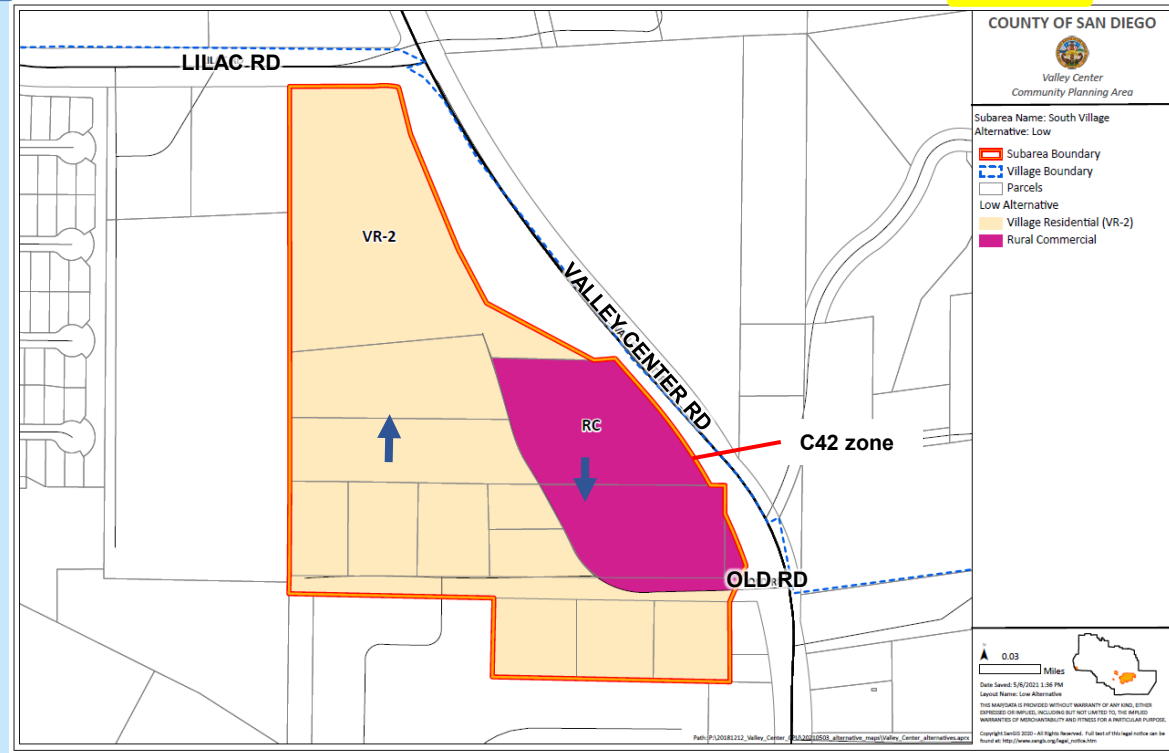
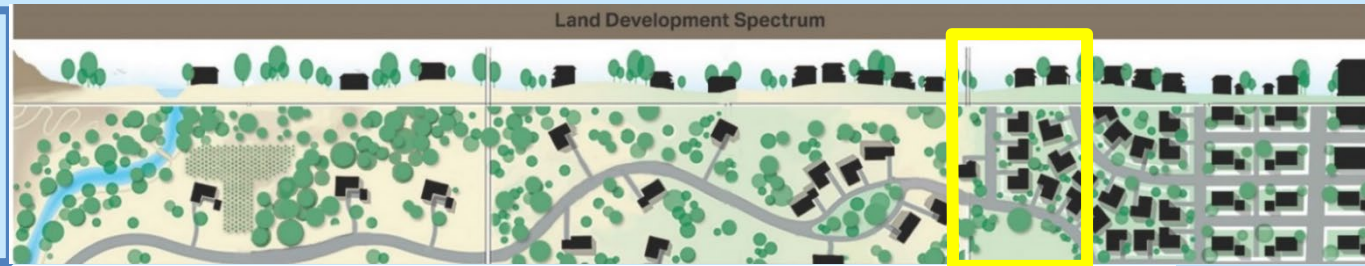
Draft South Village Subarea Existing Designations



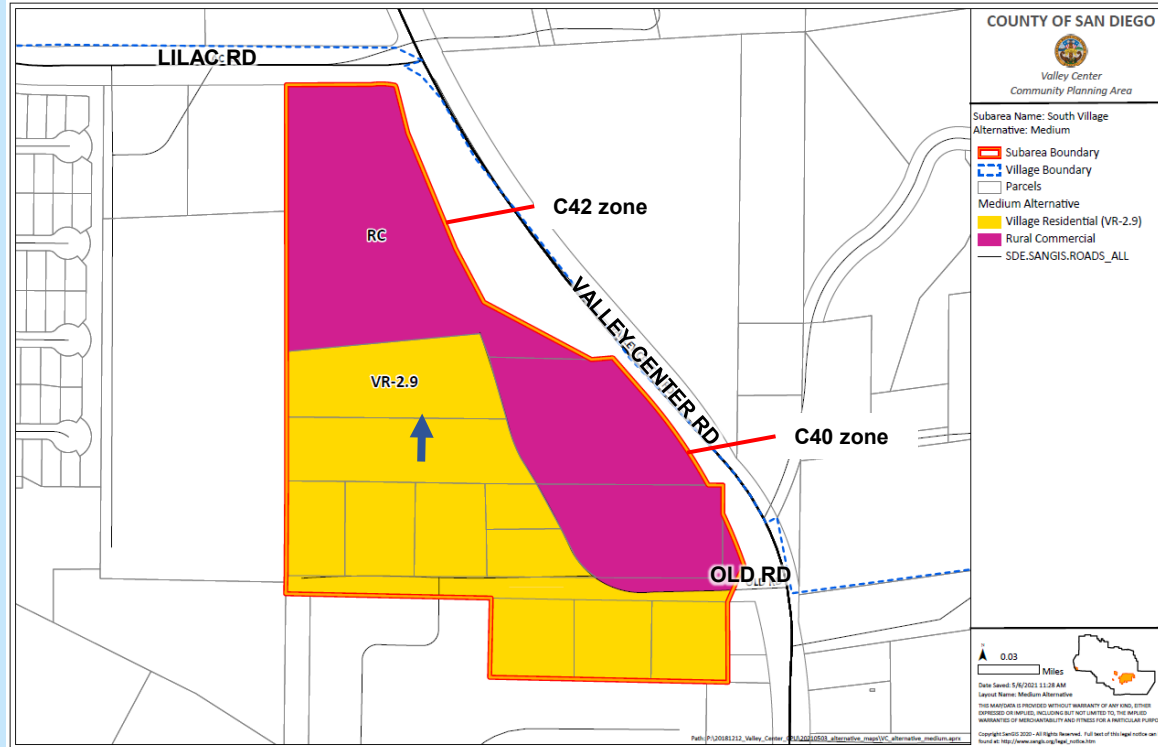
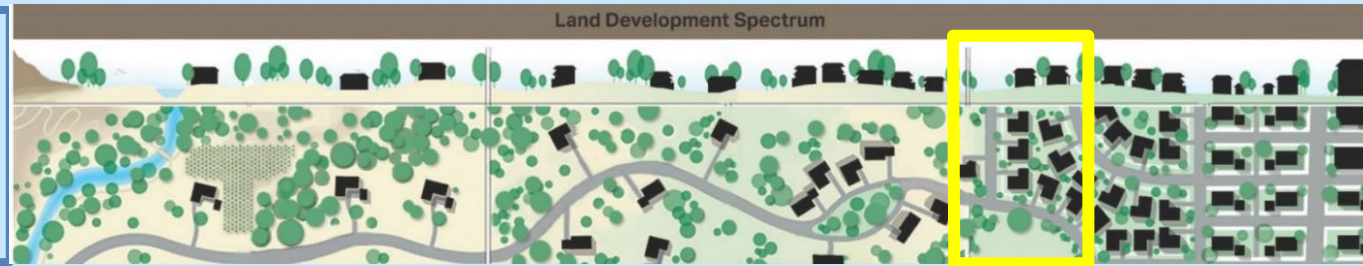
Existing designations

- SR-2 (1 du/2 ac; slope dependent; no zoning clustering capability currently)
- Rural Commercial
- Public/Semi-Public (now private – requires update)

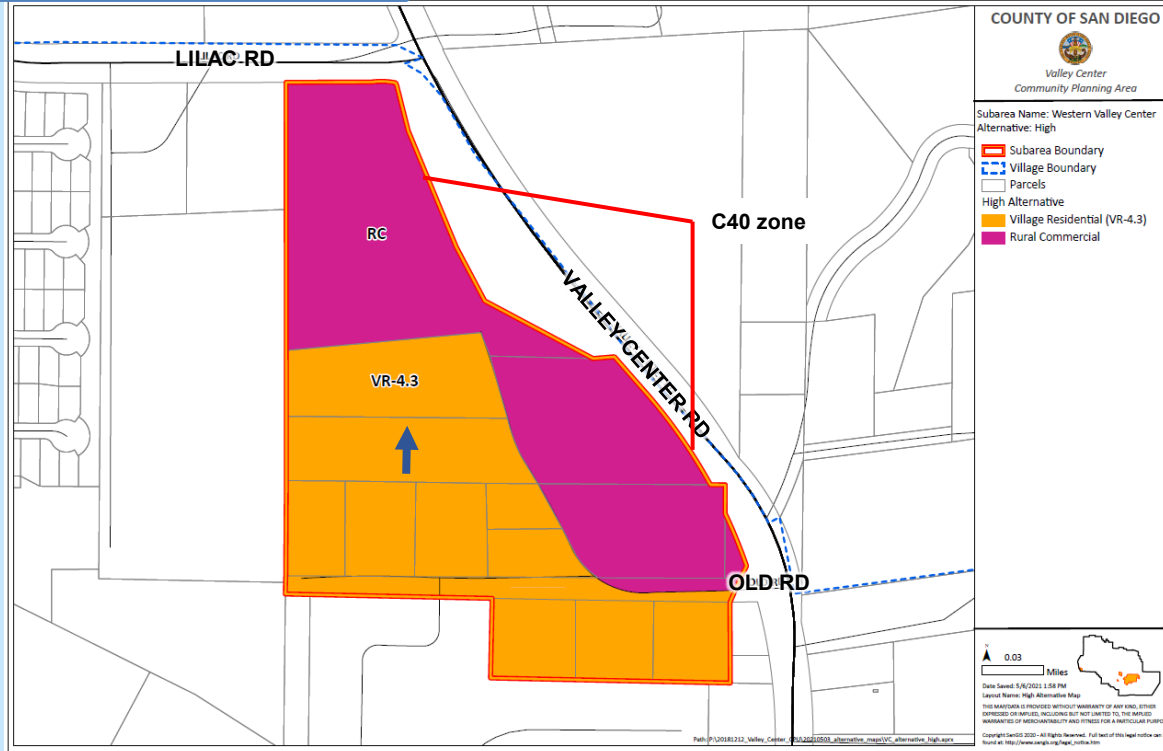
Draft South Village Subarea Low Alternative - Designations



Draft South Village Subarea Medium Alternative - Designations



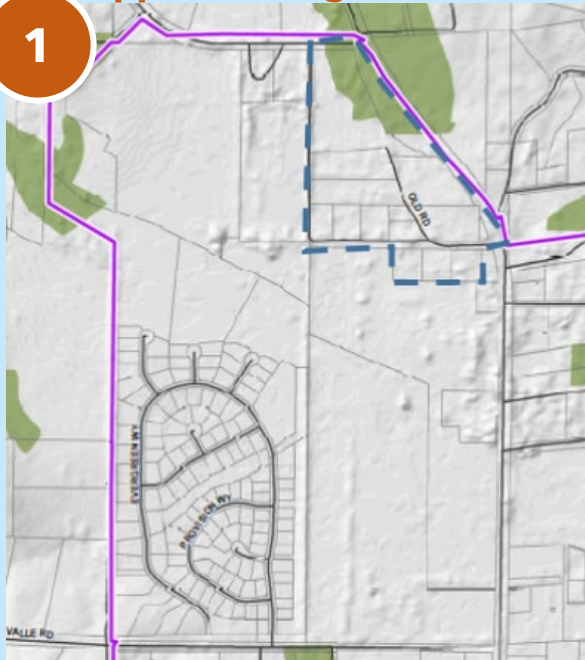
Draft South Village Subarea High Alternative - Designations





Upper Tier Vegetation

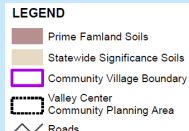
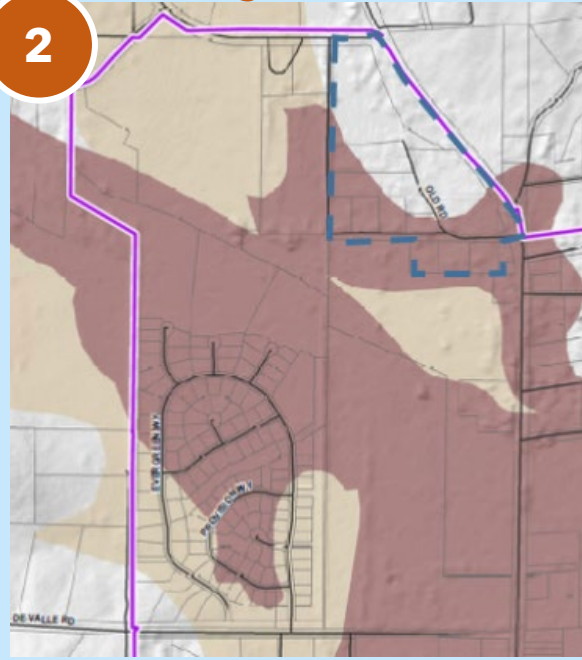
1



☛ Sensitive Habitat

Prime Agricultural Soils

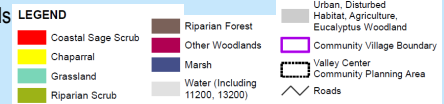
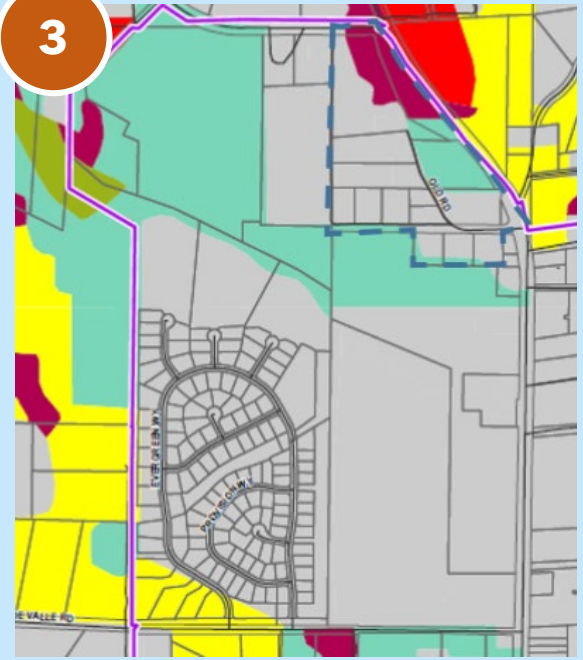
2



☛ Agricultural Lands

Vegetation

3

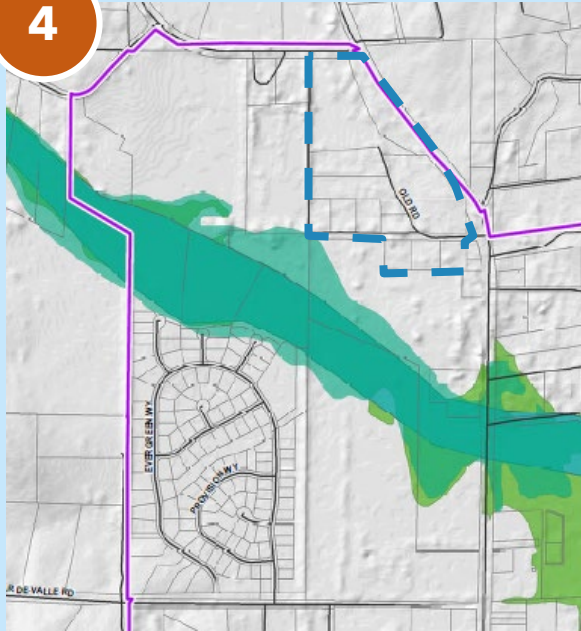


☛ Sensitive Habitat



4

Floodplain and Floodway



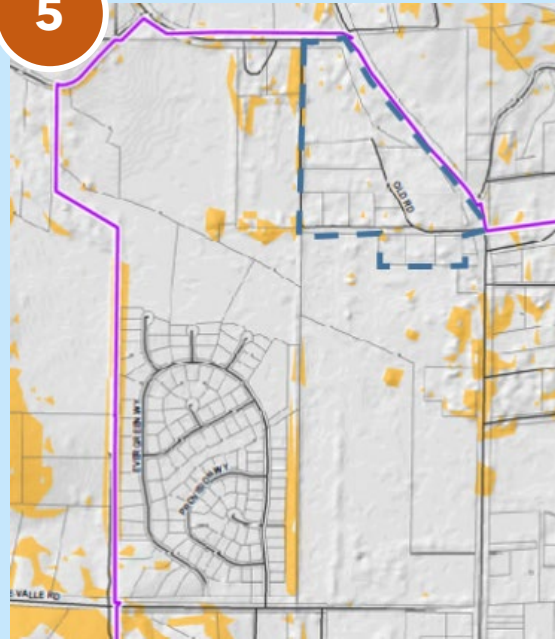
LEGEND

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

○ Floodplain/Floodway

5

Steep Slopes



LEGEND

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

○ Steep slope (greater than 25%)

6

Estimated Wetlands



LEGEND

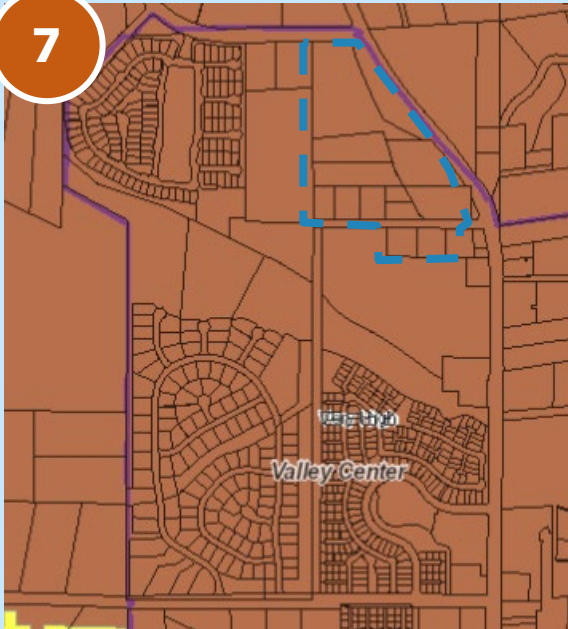
- USFWS National Wetlands Inventory
- Estimated RPO Wetlands
- Community Village Boundary
- Valley Center
- Community Planning Area
- Roads

○ Wetlands

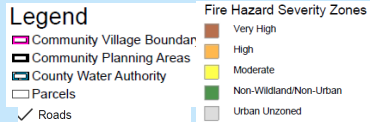


Fire Hazard Severity Zone

7

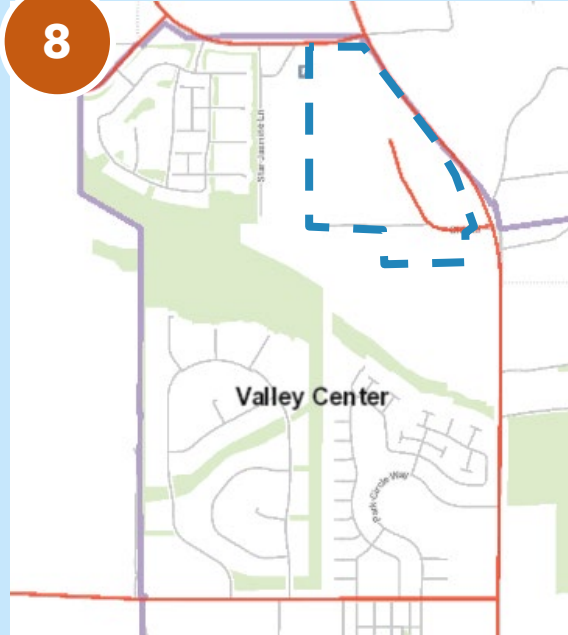


Legend

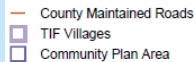


County Maintained Roads

8



Legend

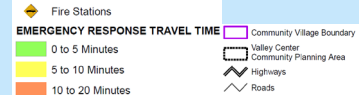


Emergency Response Travel Time

9



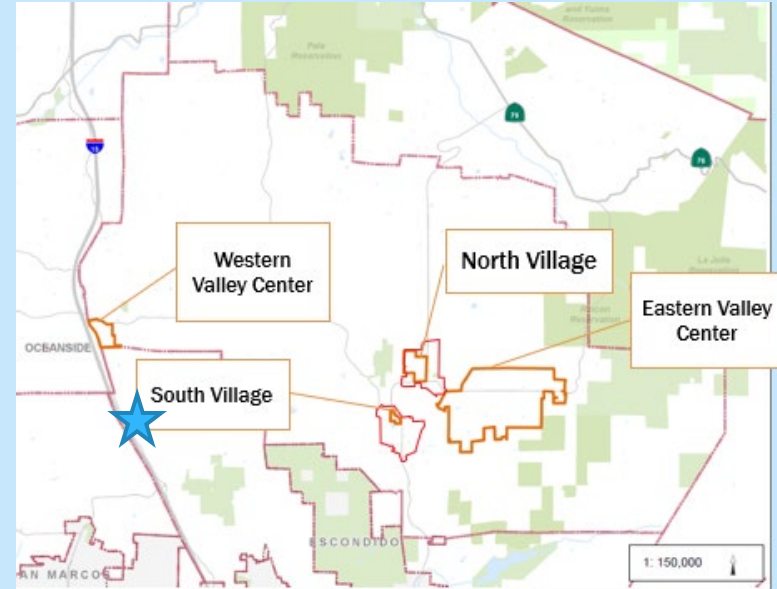
LEGEND



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 – SOUTH VILLAGE

JULY 15, 2021