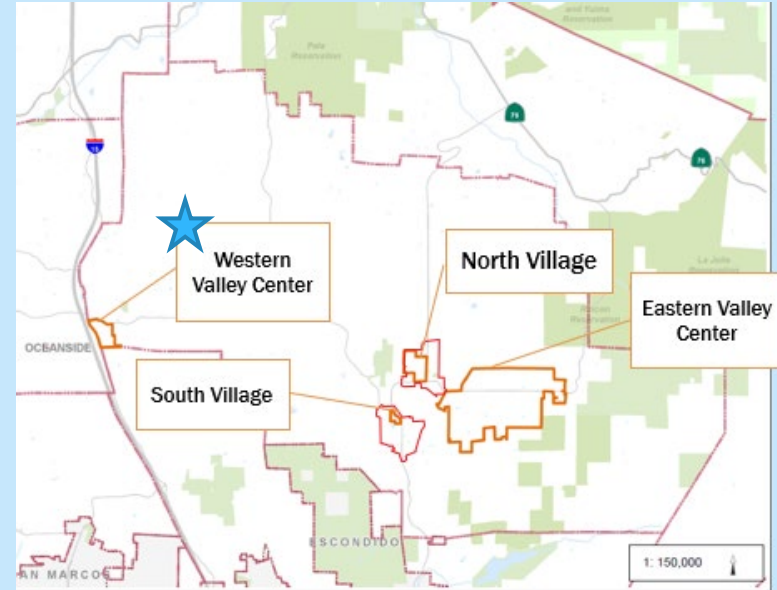


VALLEY CENTER COMMUNITY PLAN UPDATE

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WESTERN VALLEY CENTER PHOTOS



View of the now closed Pointed Roof Deli on the eastern commercial property on Old Castle Road



View of the vacant western commercial property on Old Castle Road

WESTERN VALLEY CENTER PHOTOS



A



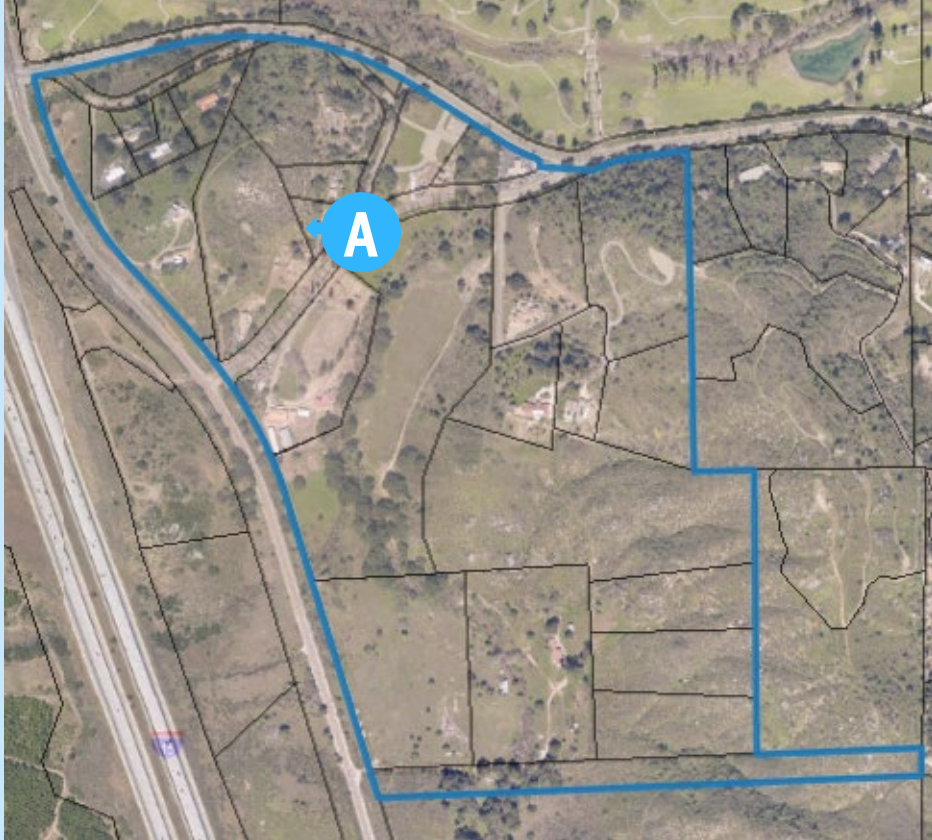
View of the Moosa Creek riparian corridor from near the western property line of the eastern 10-acre parcel in the Valley Center portion of the former Champagne Gardens Specific Plan Area

B



View of the western 10-acre parcel in the Valley Center portion of the former Champagne Gardens Specific Plan Area. The area in the foreground of the picture is within the Moosa Creek floodplain.

WESTERN VALLEY CENTER PHOTOS

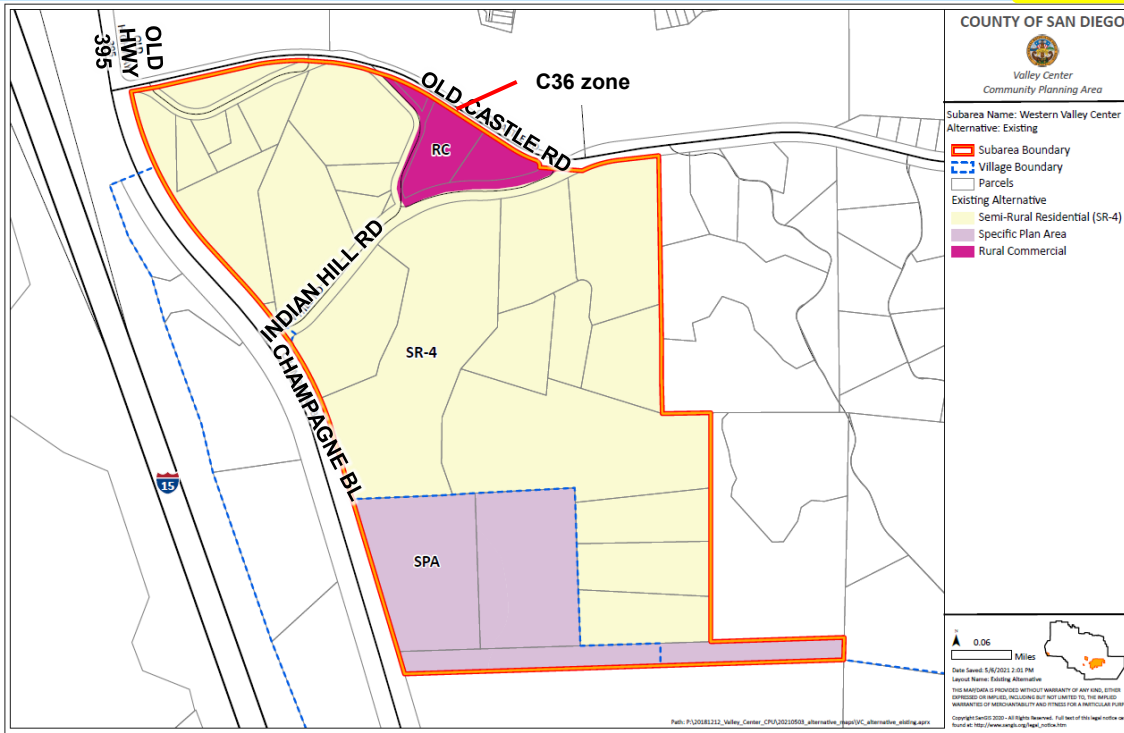


View of subarea properties along Indian Hill Road, facing west.

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

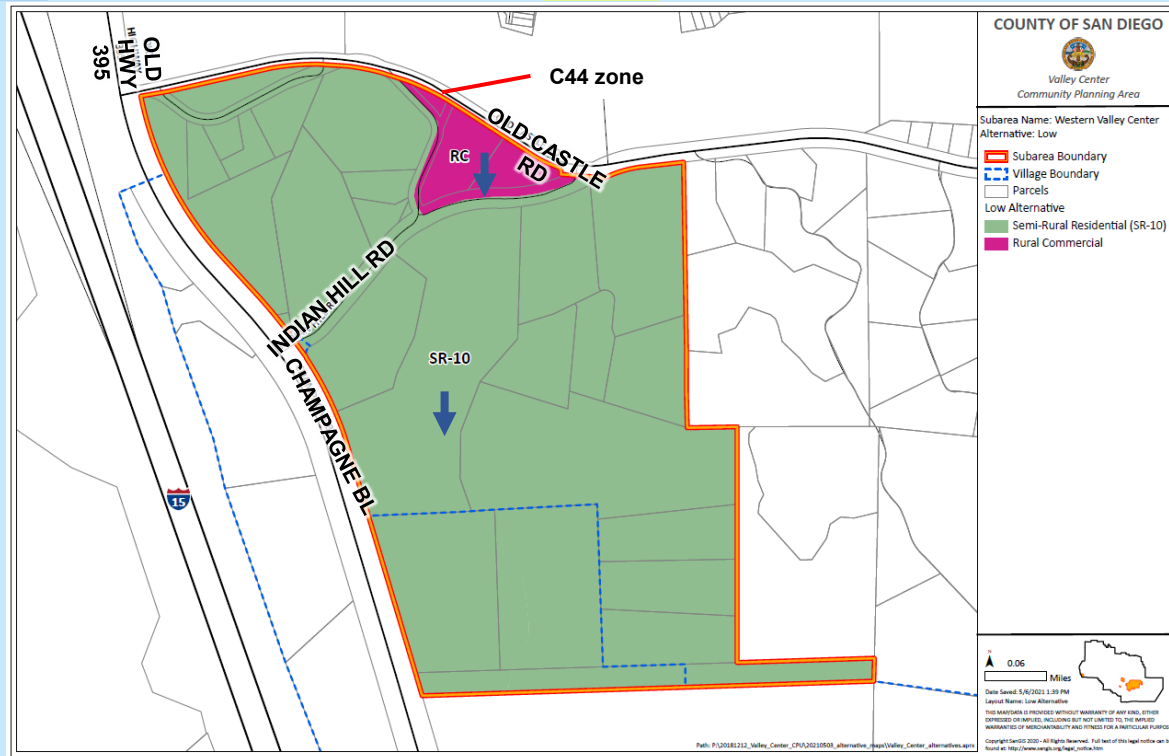
Draft Western VC Subarea Existing Designations



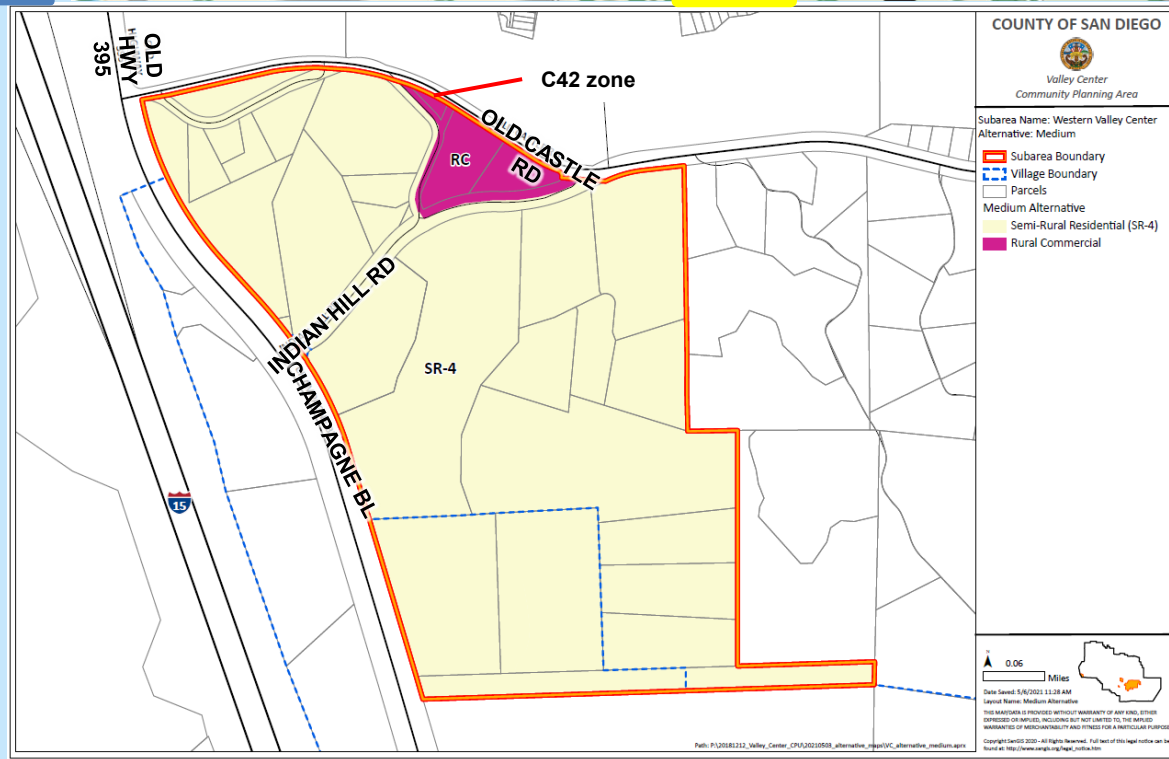
Existing designations

- SR-4 (1 du/4 ac; slope dependent; clustering capability)
- Rural Commercial
- Specific Plan Area (expired; 0 existing density allowed)

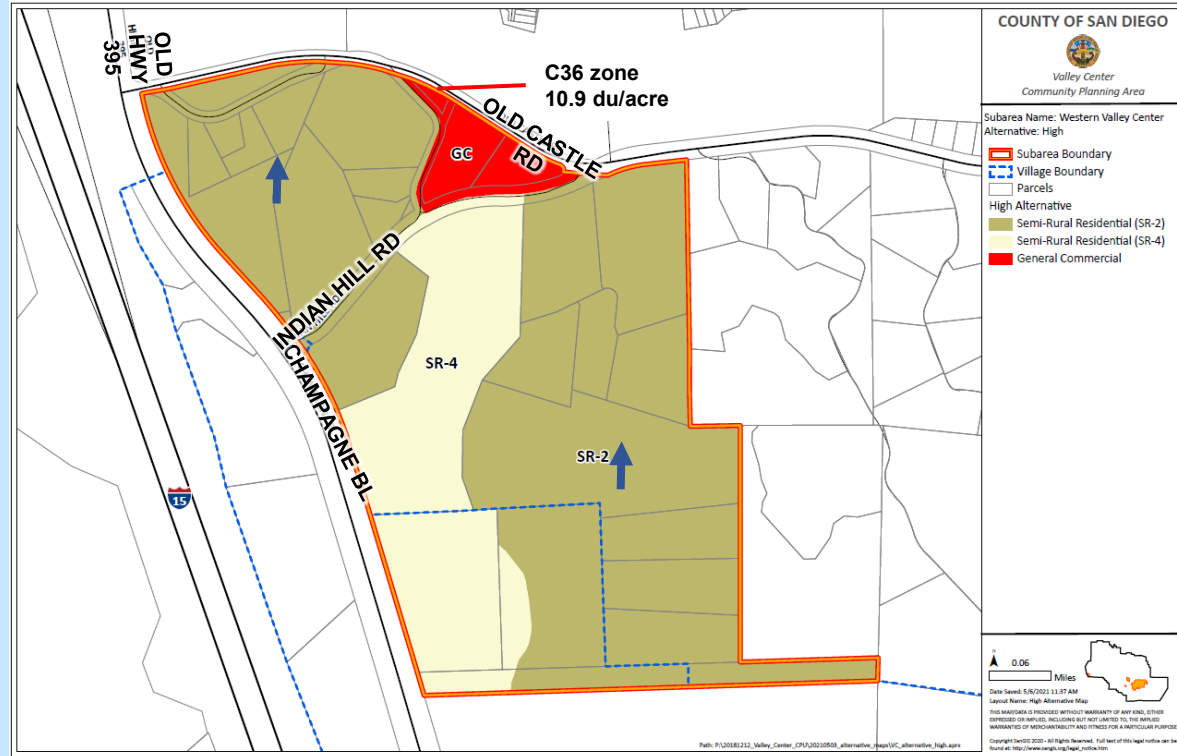
Draft Western VC Subarea Low Alternative - Designations



Draft Western VC Subarea Medium Alternative - Designations



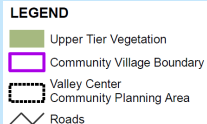
Draft Western VC Subarea High Alternative - Designations





Upper Tier Vegetation

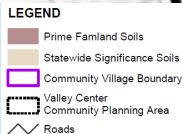
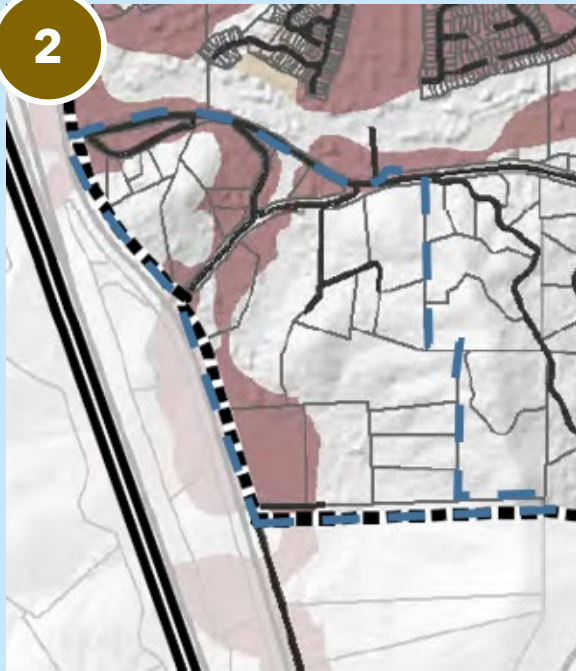
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☐ Sensitive Habitat

Prime Agricultural Soils

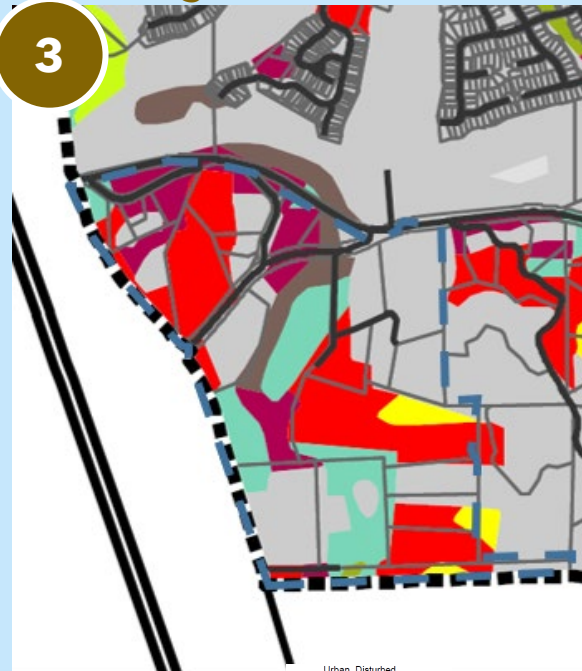
2



☐ Agricultural Lands

Vegetation

3

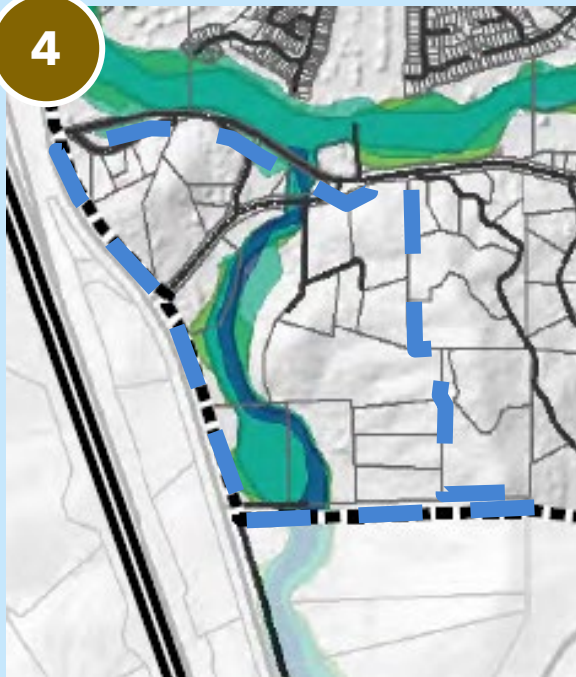


☐ Sensitive Habitat



Floodplain and Floodway

4

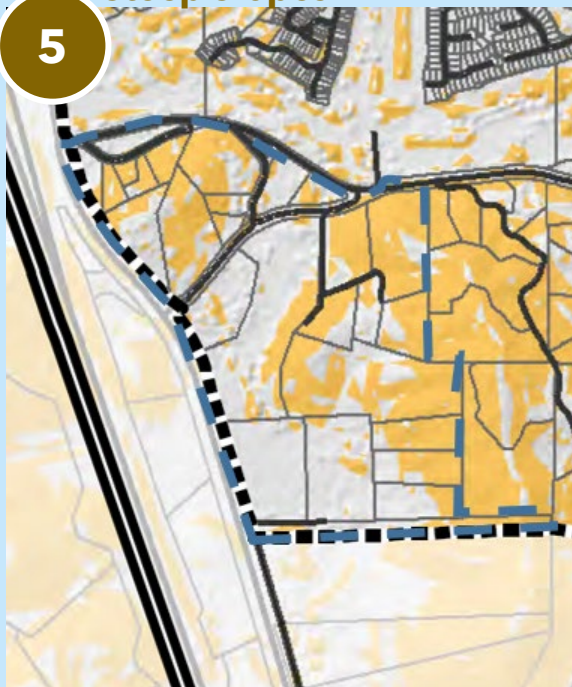


LEGEND
FEMA Floodway
FEMA Floodplain
County 100yr Floodway
County 100yr Floodplain
Roads

— 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

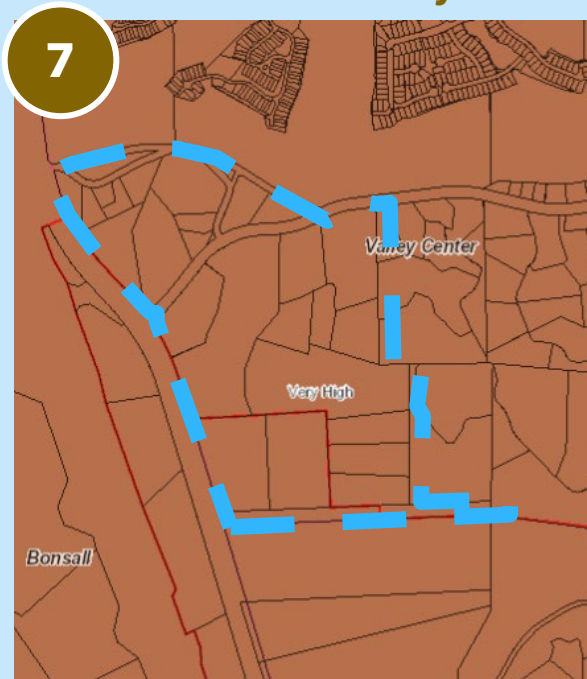
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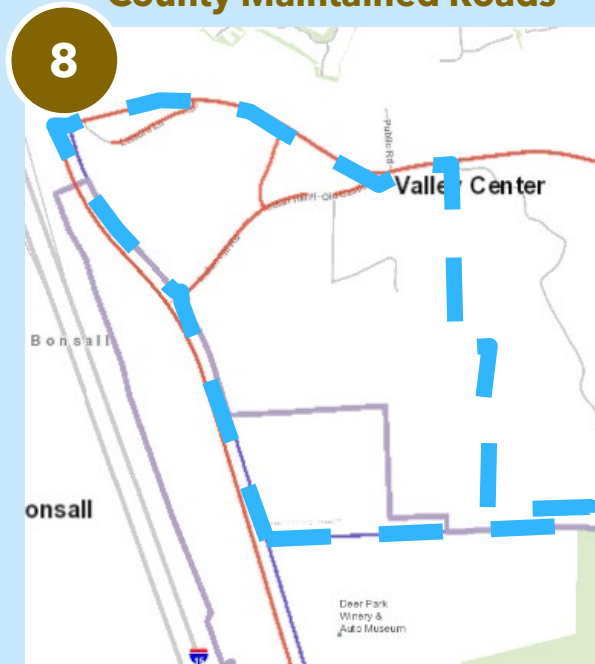
LEGEND
USFWS National Wetlands Inventory
Estimated RPO Wetlands
Community Village Boundary
Valley Center
Community Planning Area
Roads

— Wetlands

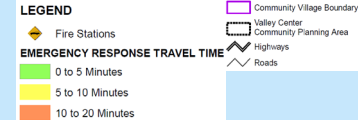
Fire Hazard Severity Zone



County Maintained Roads



Emergency Response Travel Time



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