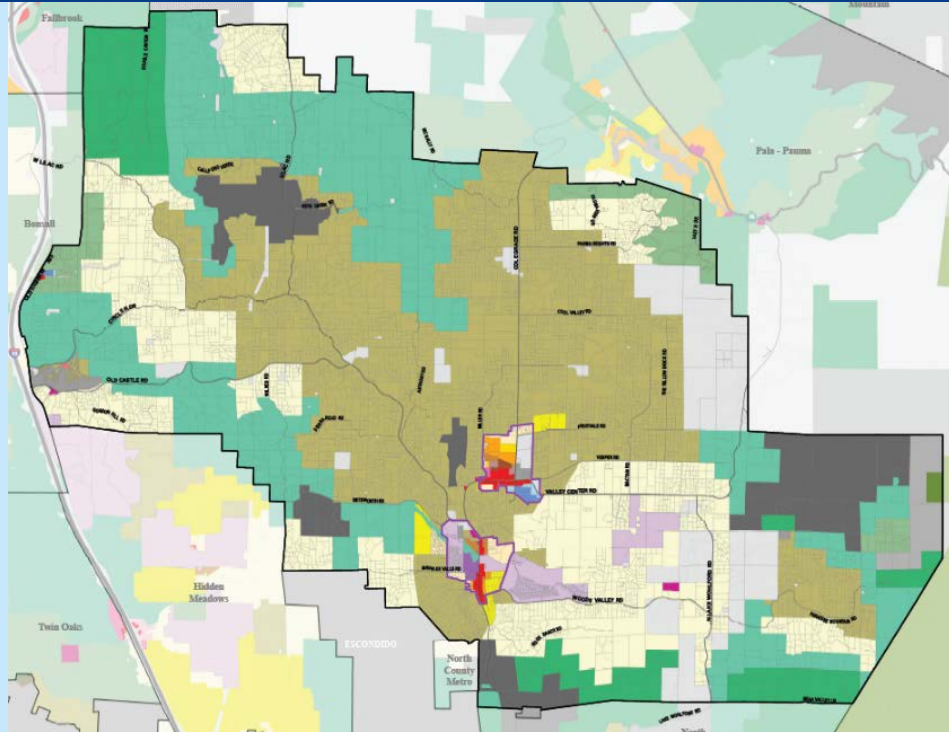


# VALLEY CENTER COMMUNITY PLAN UPDATE



VISIONING & EXISTING CONDITIONS  
WORKSHOP

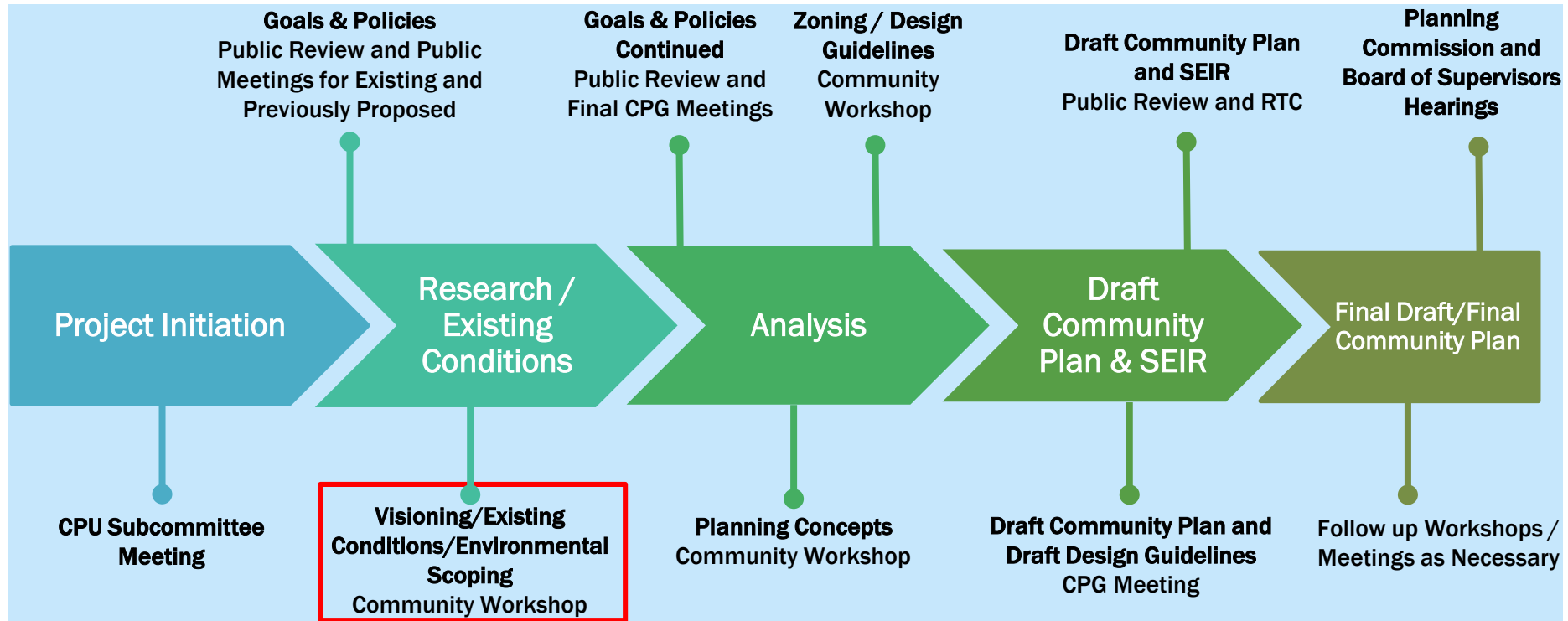
FEBRUARY 22, 2020

# OVERVIEW

- ❖ Valley Center Community Plan Update (VCCPU)  
Process to Date
- ❖ Existing Conditions Overview
- ❖ Group Exercise Format and Instructions
- ❖ Opportunities for Input & Next Steps

# **VALLEY CENTER COMMUNITY PLAN UPDATE (VCCPU) PROCESS TO DATE**

# PROJECT PROCESS OVERVIEW



**Key:**

CPU: Community Plan Update  
CPG: Community Planning Group

SEIR: Supplemental Environmental Impact Report  
RTC: Response to Comments

# OUTREACH TO DATE

## ■ Previous Meetings

- VCCPU Kick Off Meeting (January 2019)
- VCCPU Subcommittee Meeting (August 2019)
- VCCPU Subcommittee Meeting (January 2020)
- VCCPU NOP Scoping Meeting (February 2020)



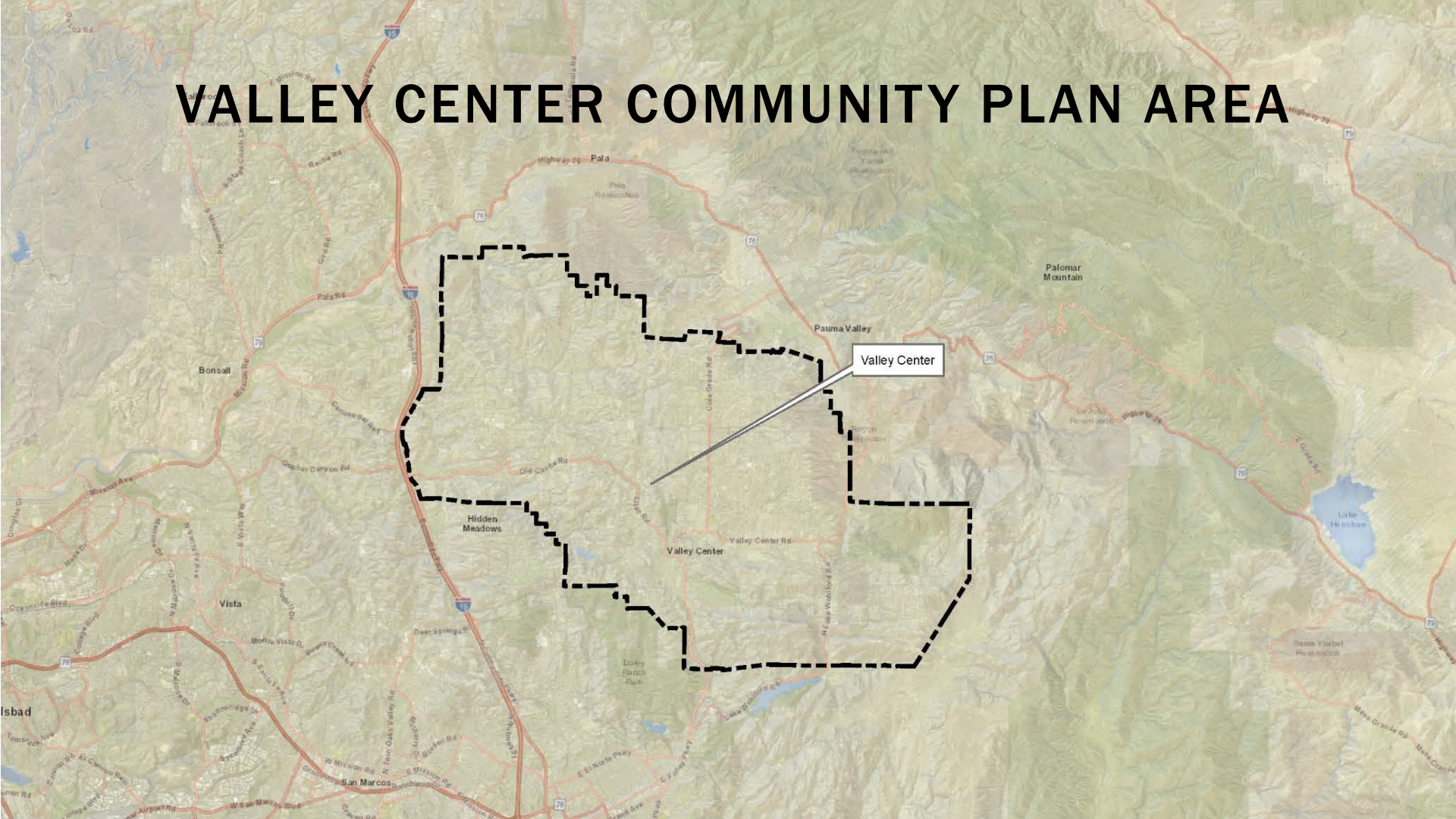
# **EXISTING CONDITIONS OVERVIEW**

# EXISTING CONDITIONS OVERVIEW

- ❖ **Community Plan Area**
- ❖ **Market Analysis**
- ❖ **Infrastructure Analysis**



# VALLEY CENTER COMMUNITY PLAN AREA

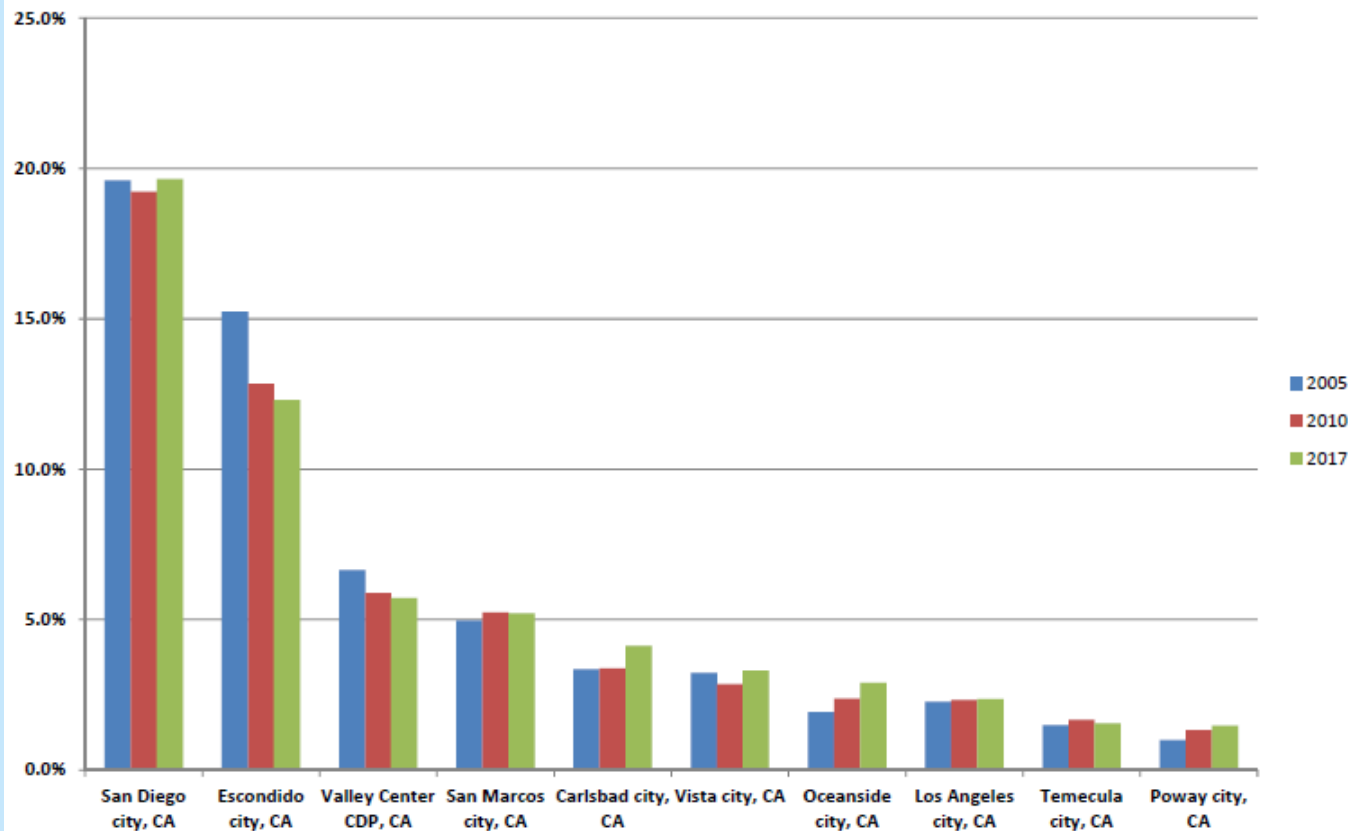




# VALLEY CENTER DEMOGRAPHICS

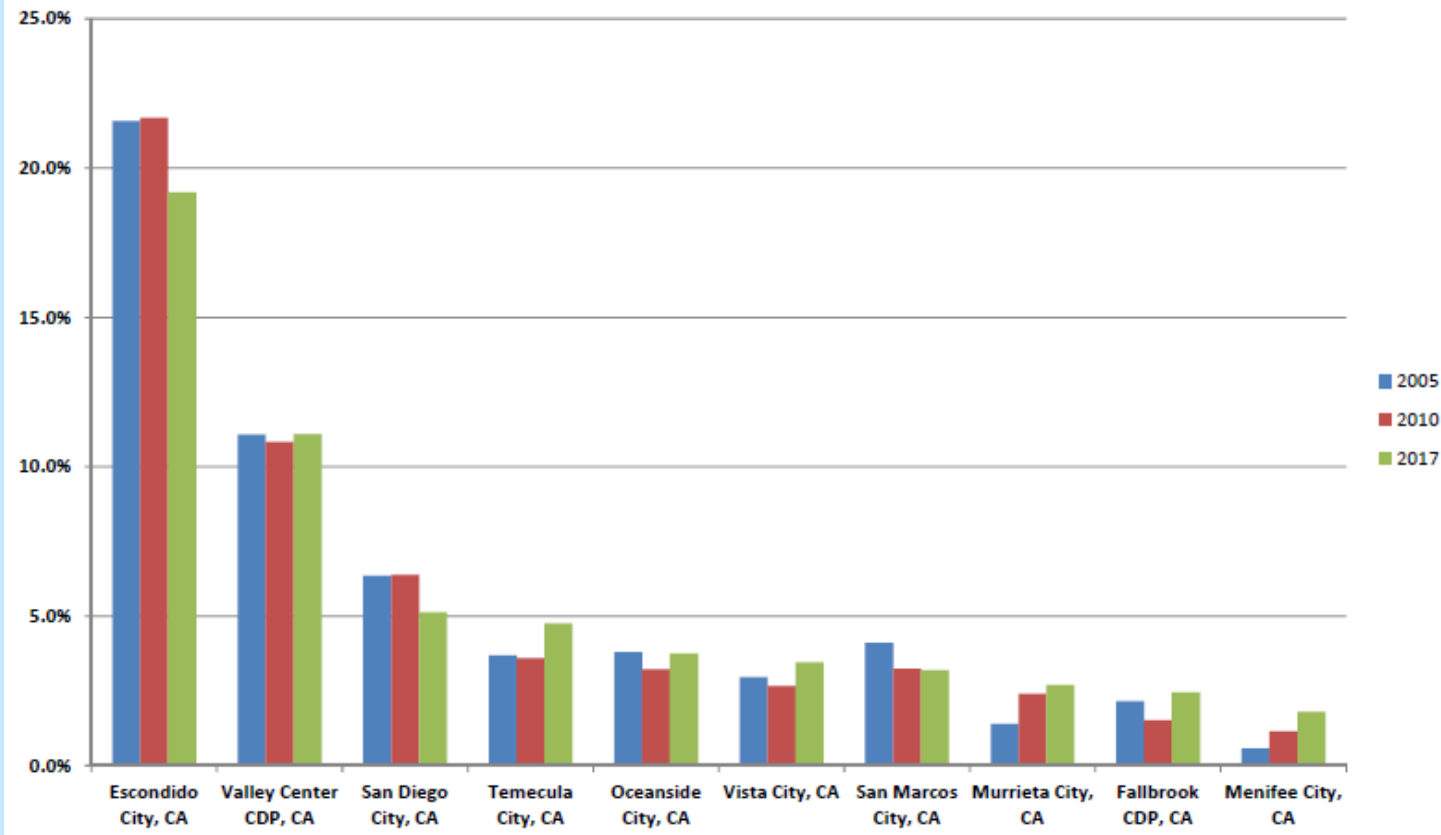
- ❖ Current population of approximately 21,700 residents
- ❖ Diverse population
  - ❖ 31.6% Hispanic
  - ❖ 22.3% from “some other race” or “two or more races”
- ❖ Median age of 43.9 years
  - ❖ 31.7% of Hispanic population under age 25
  - ❖ 44.8% of population of Multiple race / Other race under age 25

# WHERE VALLEY CENTER RESIDENTS WORK



Source: On the Map (US Census)

# WHERE EMPLOYEES IN VALLEY CENTER LIVE



Source: On the Map (US Census)

# PROJECTED EMPLOYMENT BY JOB TYPE

	2020		2050		Total Growth, 2020 - 2050
	Employees	% of Total	Employees	% of Total	
Agricultural	548	11.3%	463	6.8%	(85)
Construction	388	8.0%	388	5.7%	0
Manufacturing	35	0.7%	17	0.3%	(18)
Wholesale	121	2.5%	121	1.8%	0
Retail	136	2.8%	276	4.1%	140
Transportation & Warehousing	10	0.2%	10	0.1%	0
Finance and Real Estate	83	1.7%	298	4.4%	215
Information	23	0.5%	23	0.3%	0
Professional & Business Services	436	9.0%	1,342	19.8%	906
Leisure & Hospitality	191	3.9%	423	6.2%	232
Other Services	62	1.3%	62	0.9%	0
Education & Health Services	268	5.5%	530	7.8%	262
Government	1,947	40.2%	2,164	31.9%	217
Self Employment	601	12.4%	662	9.8%	61
<b>Totals --&gt;</b>	<b>4,849</b>		<b>6,779</b>		<b>1,930</b>
Source: SANDAG, 2013 Projections					

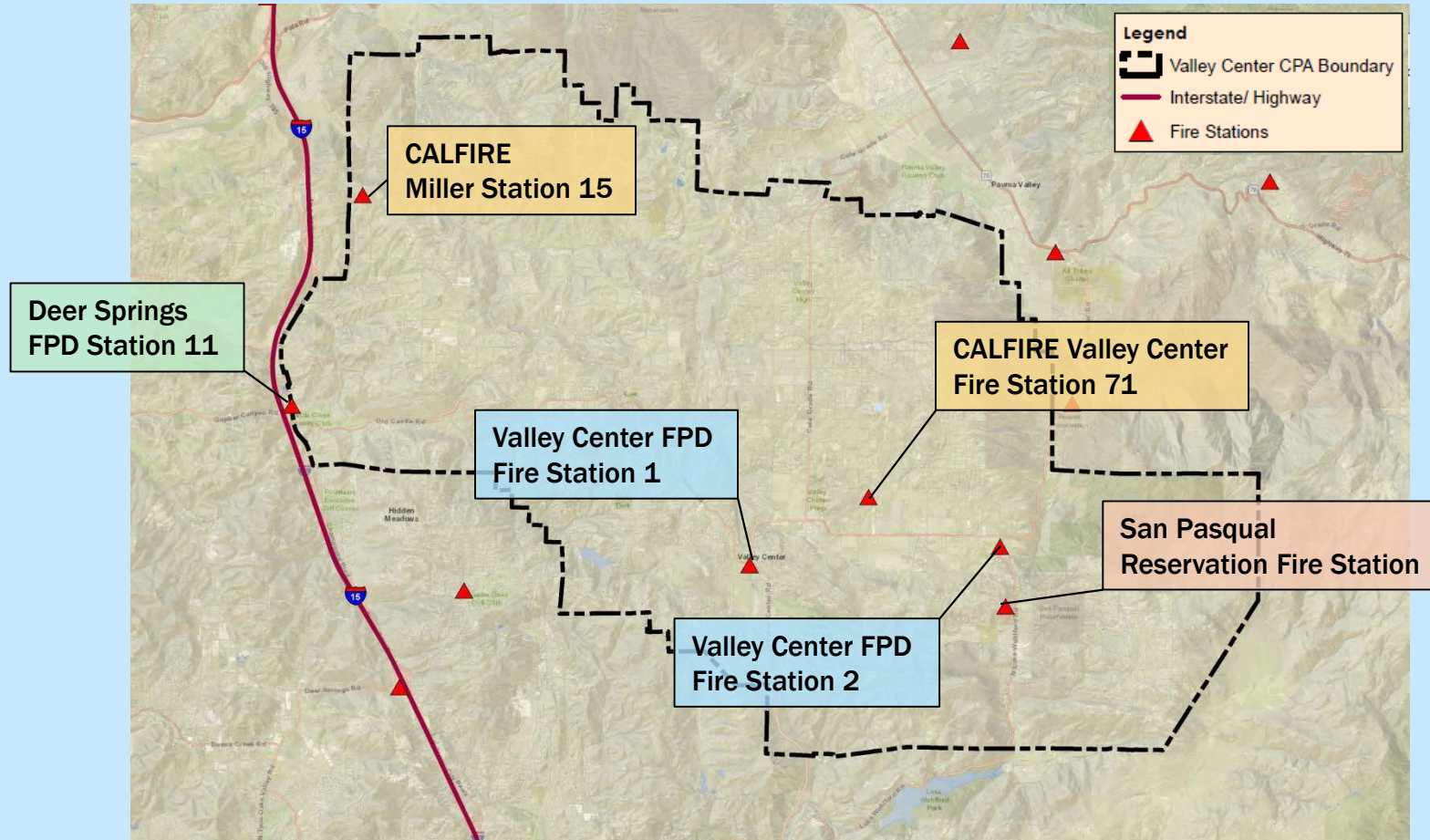
# SUMMARY OF LOCAL REAL ESTATE MARKET METRICS

- ❖ Office: Very small inventory; predominantly small offices for companies & professionals
- ❖ Retail:
  - ❖ Retail leakage in almost every category
  - ❖ Casino traffic alone doesn't create retail demand.
- ❖ Industrial: Limited inventory, mainly geared to local companies
- ❖ Multi-Family: Limited inventory, 125 units total. None under construction
- ❖ For-Sale Housing: Very strong since 2014, but has leveled off over last year

# SAFETY

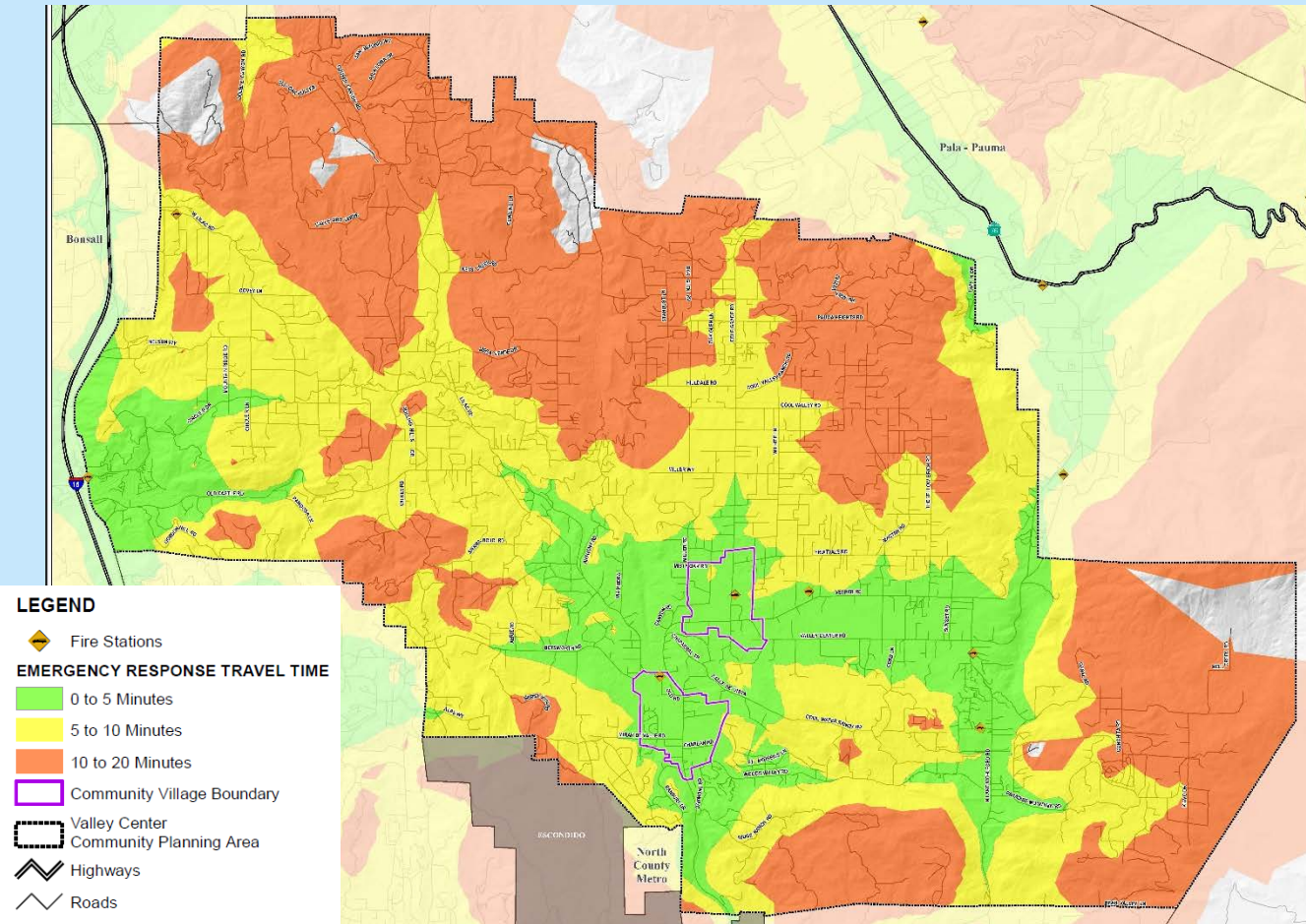
- ❖ 5 Fire Districts
- ❖ 6 Fire Stations within Valley Center
- ❖ Between 4 and 10 minute response times
- ❖ Barriers to safety access:
  - ❖ Gates, rough terrain, narrow roads, turn around areas, traffic congestion

# FIRE STATIONS





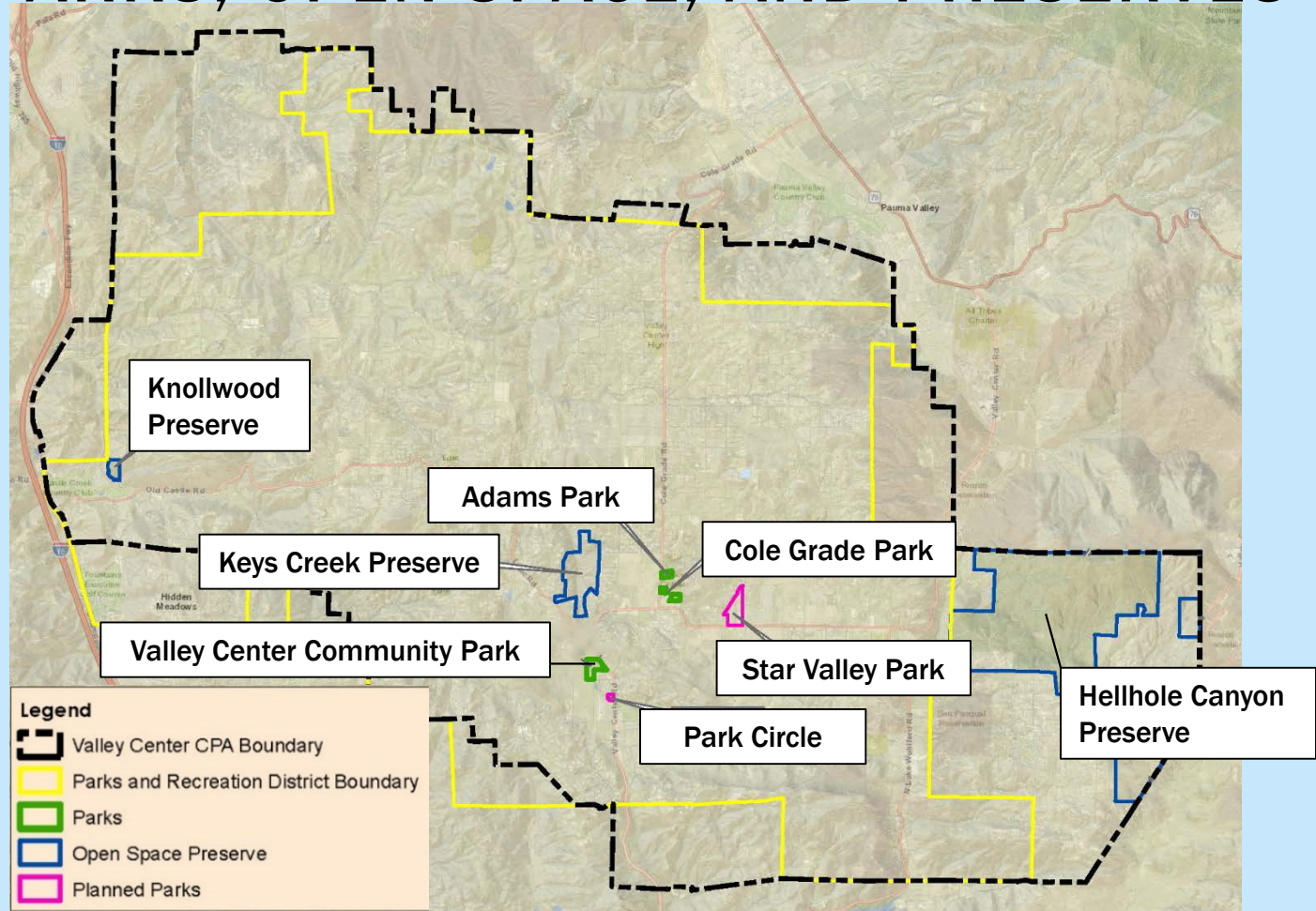
# EMERGENCY RESPONSE TRAVEL TIME



# PARKS, OPEN SPACE, AND PRESERVES

- ❖ **County of San Diego Department of Parks and Recreation**
  - ❖ **3 Open Space Preserves**
- ❖ **Valley Center Parks and Recreation District**
  - ❖ **3 Parks**
  - ❖ **1 Proposed Park (Star Valley Park)**
  - ❖ **1 Trail**
- ❖ **Park Circle Park (Planned)**
- ❖ **Surplus of Local Park Acreage and Deficit of Regional Park Acreage**

# PARKS, OPEN SPACE, AND PRESERVES

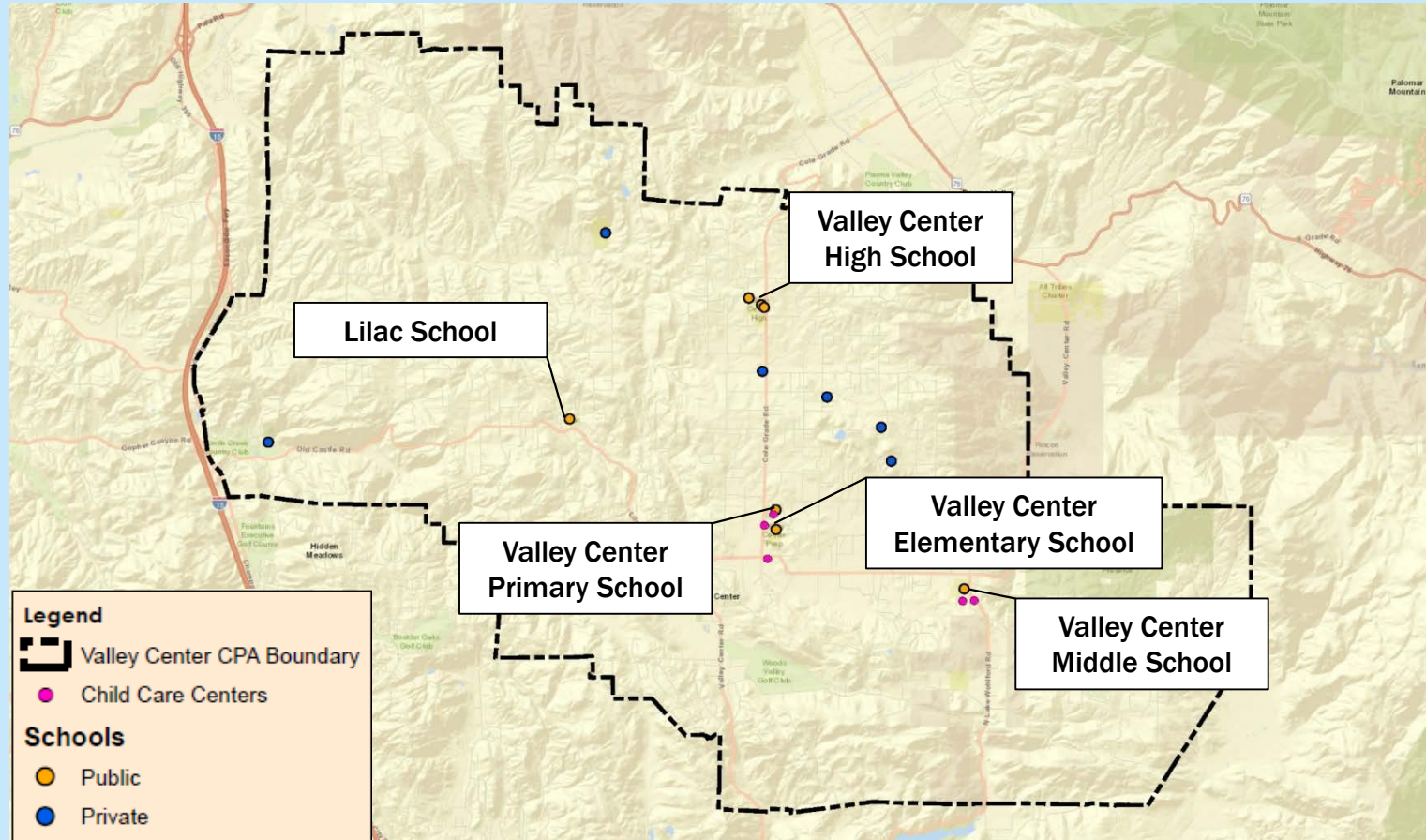


# SCHOOLS

- ❖ **Valley Center-Pauma Unified School District:**
  - ❖ **Serves approximately 4,000 students in grades K-12**
  - ❖ **8 Schools**
- ❖ **6 Private Schools**



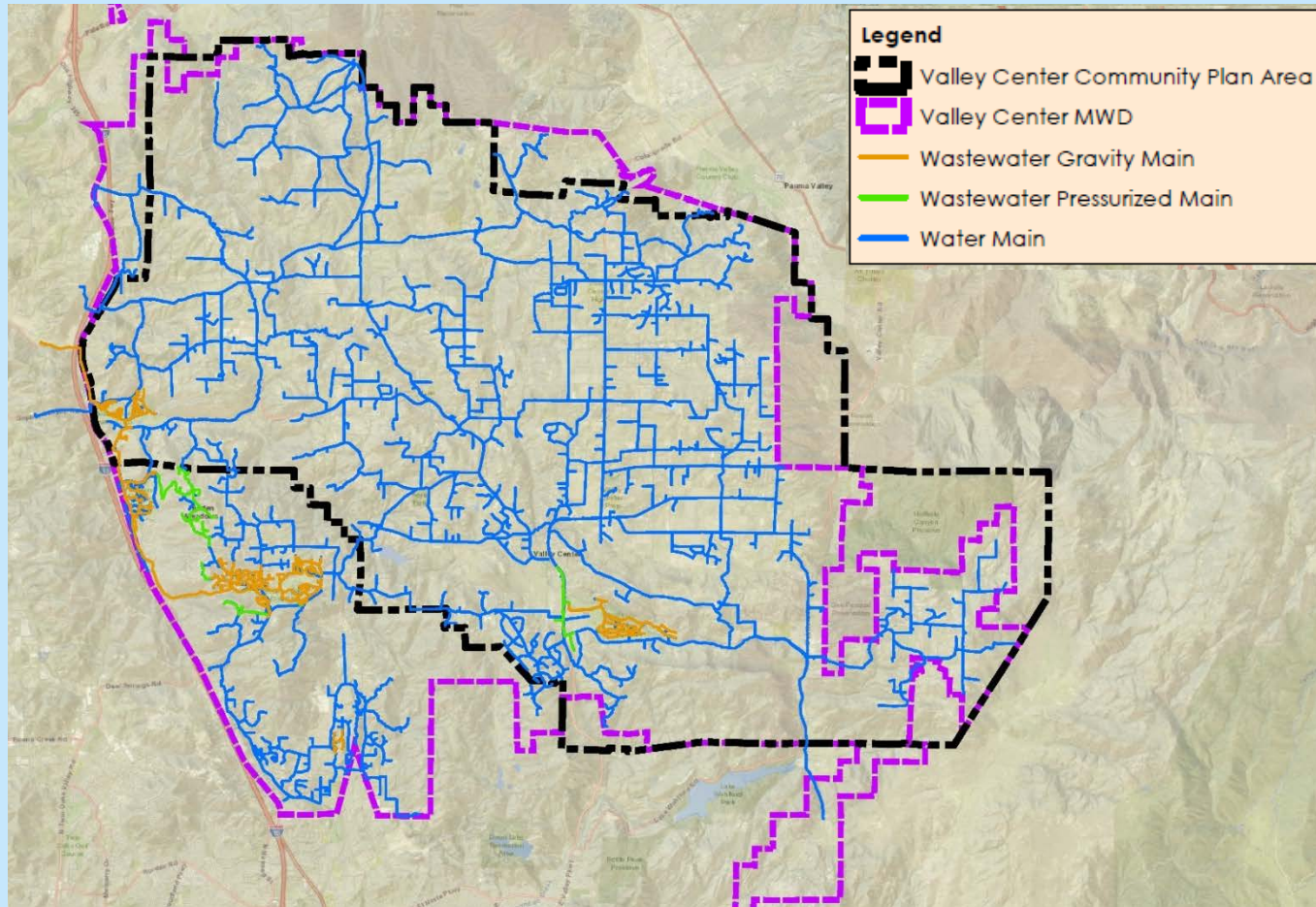
# SCHOOLS



# WATER

- ❖ **Valley Center Municipal Water District:**
  - ❖ Water usage divided between agriculture (67%), residential (24%), and commercial (9%)
  - ❖ 300+ miles of pipelines
  - ❖ 43 covered reservoirs
  - ❖ 137 million gallons of water storage
  - ❖ Water Supply from San Diego County Water Authority

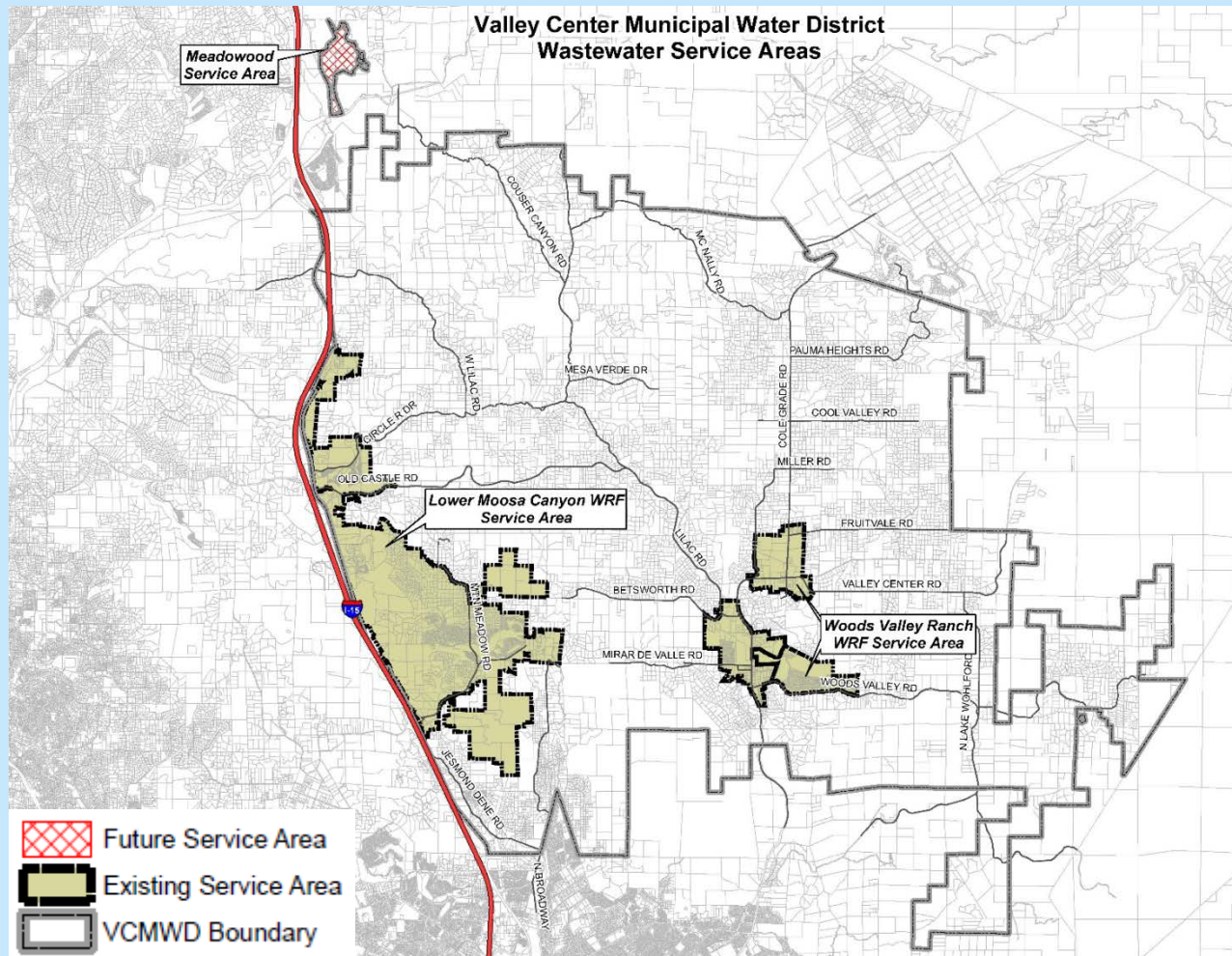
# WATER/WASTEWATER MAINS





# WASTEWATER

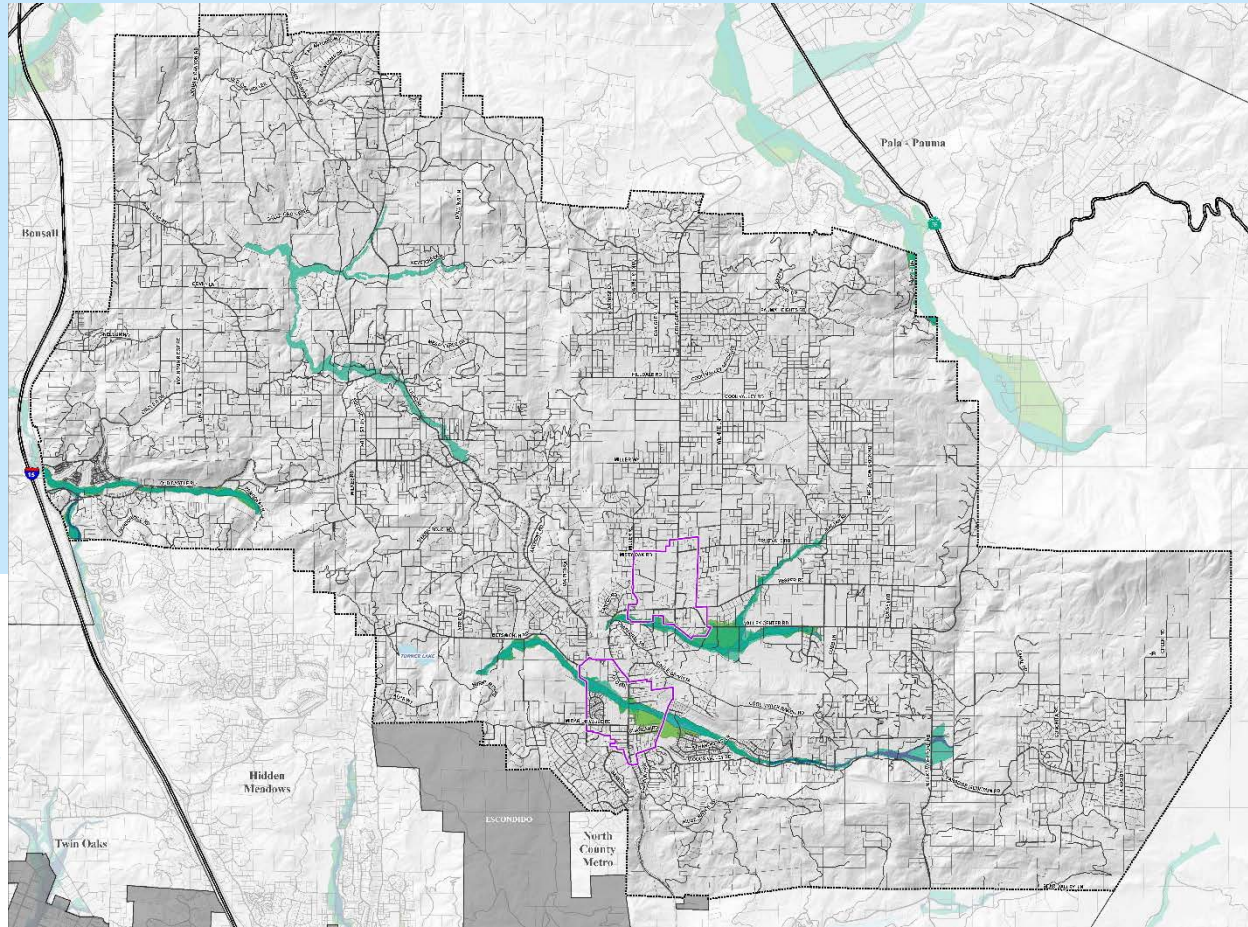
- ❖ **Valley Center Municipal Water District:**
  - ❖ **Lower Moosa Canyon Water Reclamation Facility Service**
    - ❖ 21.6 miles of pipeline
  - ❖ **Woods Valley Ranch Water Reclamation Facility**
    - ❖ 5.2 miles of pipeline



# MAJOR CONSTRAINTS - FLOODPLAINS/FLOODWAYS

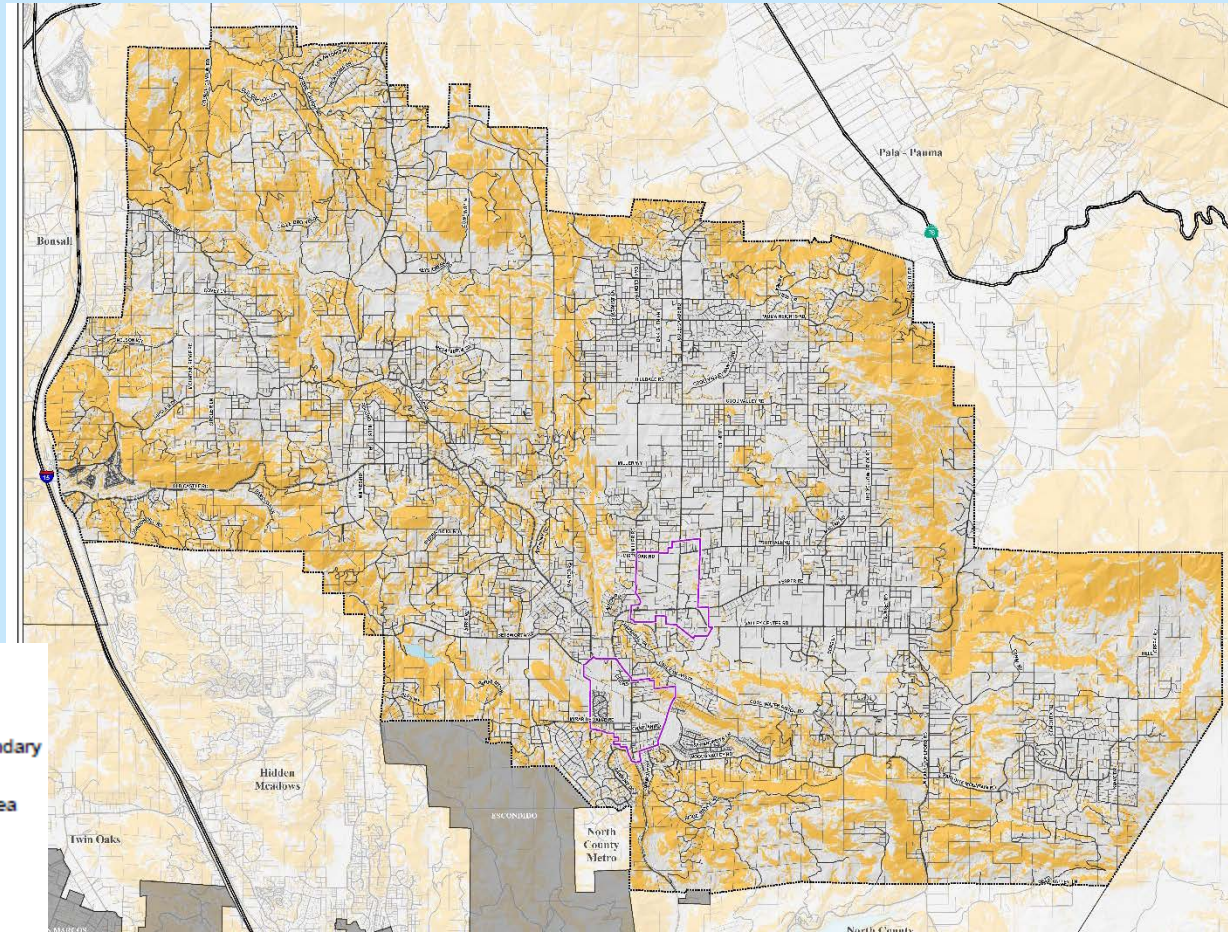
## LEGEND

- FEMA Floodway
- FEMA Floodplain
- County 100yr Floodway
- County 100yr Floodplain
- Community Village Boundary
- Valley Center Community Planning Area
- Lakes
- Highways
- Roads



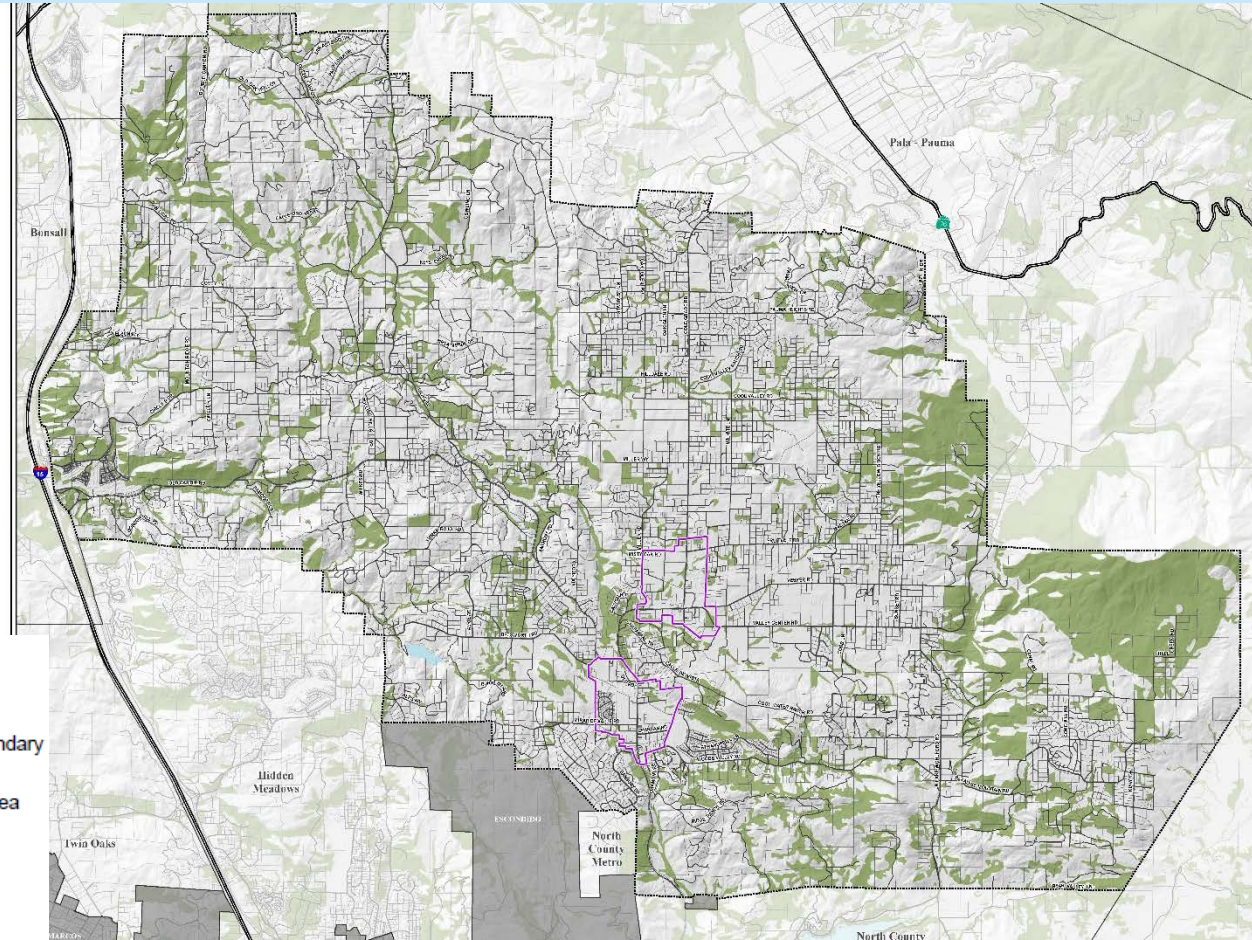


# MAJOR CONSTRAINTS – STEEP SLOPE



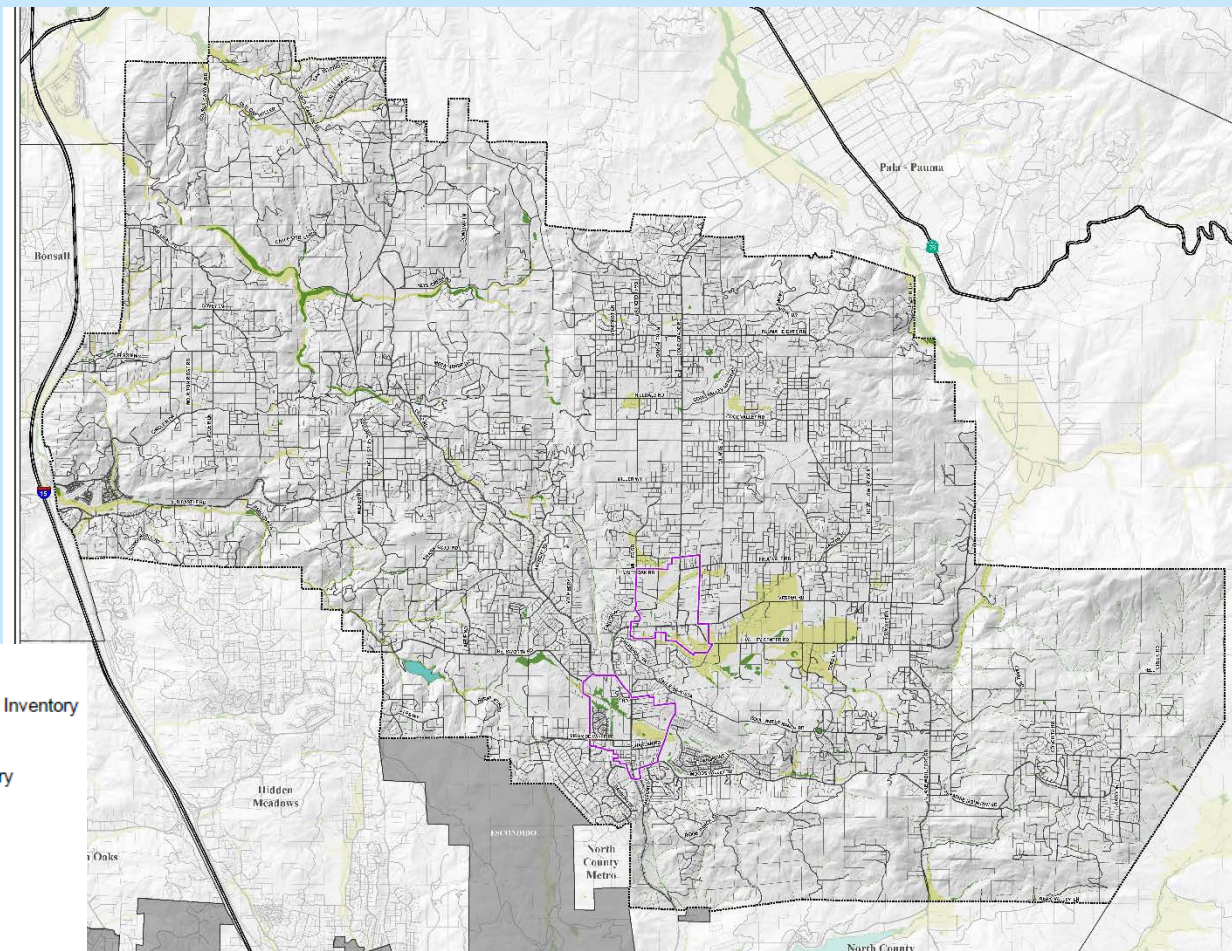


# MAJOR CONSTRAINTS – UPPER TIER VEGETATION





# MAJOR CONSTRAINTS – WETLANDS

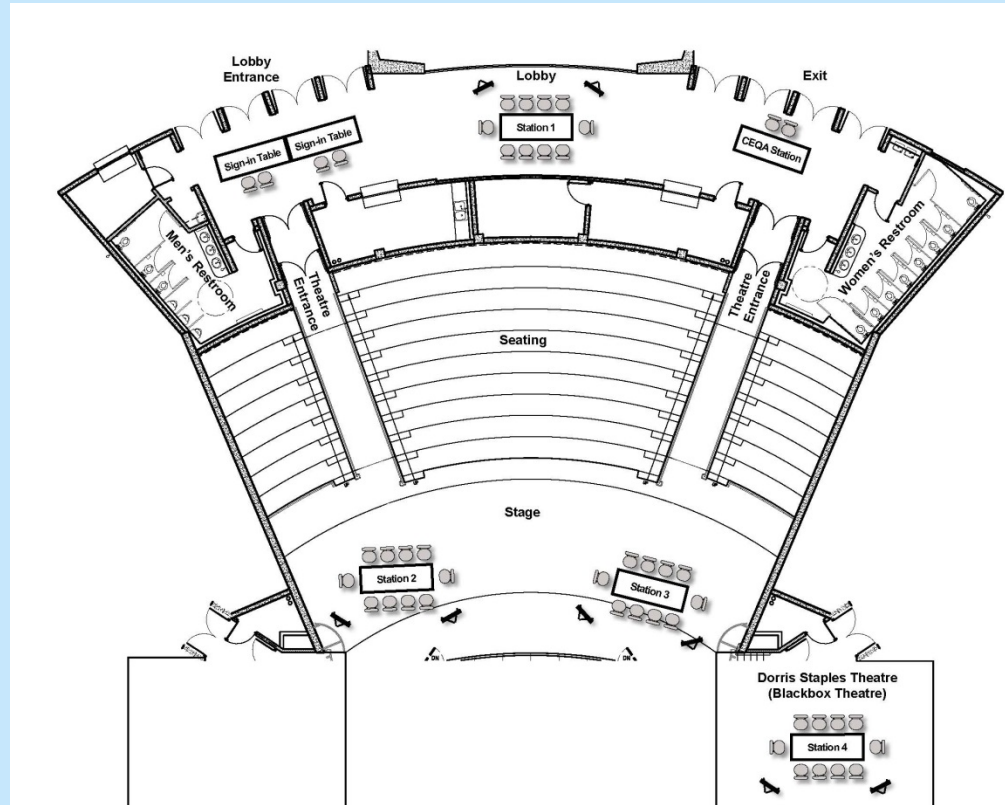


# **SMALL GROUP DISCUSSION EXERCISE**



# GROUP EXERCISE

- ❖ Facilitated discussion for about 1 hour and 15 minutes
- ❖ Four Groups that will each discuss the following themes:
  - ❖ Rural Character and Environment
  - ❖ Lifetime in Our Community
  - ❖ Mobility and Access
  - ❖ Economic Vitality
- ❖ Report from Project Team



# **OPPORTUNITIES FOR PARTICIPATION & NEXT STEPS**

# OPPORTUNITIES FOR INPUT & NEXT STEPS

## ❖ The County Welcomes Your Input!

- ❖ CEQA Notice of Preparation Public Review Period (ending March 13, 2020)
  - ❖ Opportunity to provide comments on the CEQA process environmental review scope
- ❖ Additional input on the CPU visioning process can be sent to the project email address

## ❖ Stay Involved

- ❖ Goals and Policies review meetings with the CPU subcommittee and then the full CPG
- ❖ Planning Concepts Workshop
- ❖ For further information visit the website, sign up to receive periodic updates and encourage others to get engaged!

# STAY CONNECTED

## ❖ Project Websites

- ❖ [www.sandiegocounty.gov/pds/CommunityGroups/vccpu](http://www.sandiegocounty.gov/pds/CommunityGroups/vccpu)
- ❖ <https://www.sandiegocounty.gov/pds/CommunityGroups/vcroadstudy/>

## ❖ Project Email

- ❖ [PDS.CommunityPlanUpdates@sdcounty.ca.gov](mailto:PDS.CommunityPlanUpdates@sdcounty.ca.gov)

## ❖ Project Phone Line

- ❖ (858) 505-6677