

A watercolor illustration of a town square. In the foreground, there is a multi-tiered stone fountain with water. Behind it, a large building with a domed tower and arched windows stands on the left. To the right, there are more buildings, trees, a red car, and a bench. The scene is depicted in a soft, artistic style with muted colors.

Community Plan Update Subcommittee

Valley Center Community Plan Update

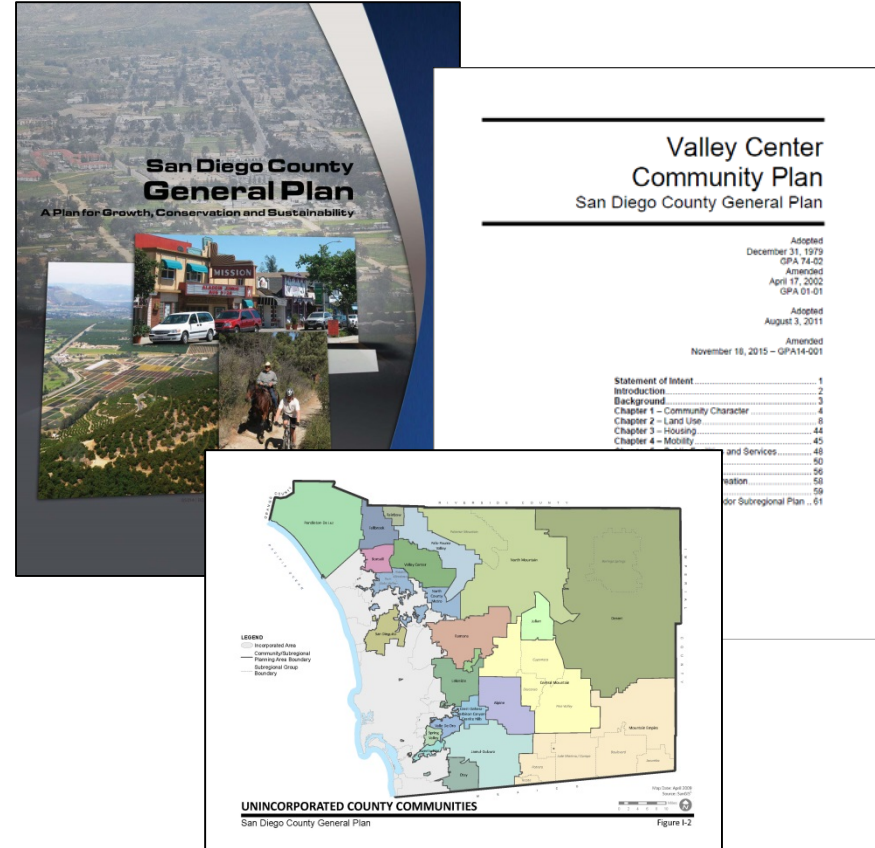
August 29, 2019

Overview

- What is a Community Plan?
- Proposed Roles and Responsibilities
- CPU Kickoff Recap
- Subarea Development Methodology
- Looking Ahead: Preview for Goals & Policies
- Open Forum
- Opportunities for Input & Next Steps

What is a Community Plan?

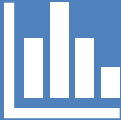
- Same legal authority as the General Plan
- Refinement of General Plan goals/policies to reflect unique community character
 - Organized by element
- Supplemental Environmental Impact Report (SEIR)



What is a Community Plan?

Can contain special analyses:

Market/Economic Study



Design Guidelines Update



Infrastructure Study

Implementation Plan



Project Methodology Overview



Proposed Roles and Responsibilities

Joint Responsibilities

- Subarea and alternative proposals
- Opportunities for public input
- Meeting notifications

CPG

- Recommendations to PC/BOS

CPU Subcommittee

- Recommendations/reports to CPG
- Subcommittee agendas and meeting scheduling

County Staff / Consultant Team

- Guide CPU Update process
 - Goals & Policies
 - Subareas/Concepts
 - Design Guidelines
 - Mobility Element
- Analysis, maps and graphics for concept development

Range of Kickoff Meeting Comments Received

Land Use

“Outside of Villages, retain 2-acre zoning.”

“Mobility, environmental issues, and topography have to drive everything else”

“Increased density in villages.”

Community Character

“Keep Valley Center small and like it is.”

“Valley Center should and will see more vineyards, greenhouses, and aquaculture...”

“We want a rural community!”

Housing

“Senior citizens who want/need to downsize but want to stay in the community.”

“No large housing developments outside of the villages.”

Conservation/ Open Space

“Preserve wildlife corridors”

“Essential that we maintain wildlife corridors between open spaces”

“Develop enough land for some soccer fields, as well.”

Mobility

“Interconnectivity of roads.”

“Valley Center Road should incorporate a series of modern roundabouts, not traffic lights.

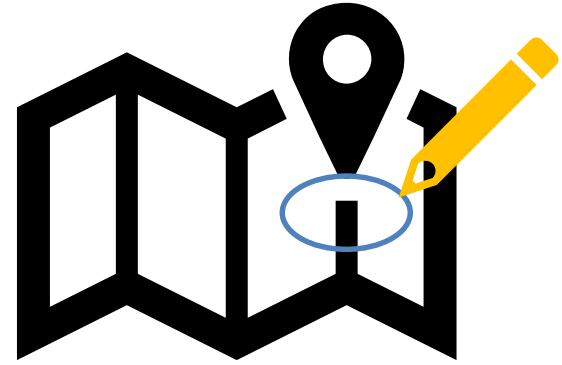
“No roundabouts ever!”

Subarea Identification



What is a Subarea?

- A focused area studied for potential land use and zoning designation changes.
- May include:
 - Areas where the current designations are hindering preferred development
 - Where the allowed density/intensity is unrealistic
- Multiple alternatives may be developed for some subareas



Regional Categories

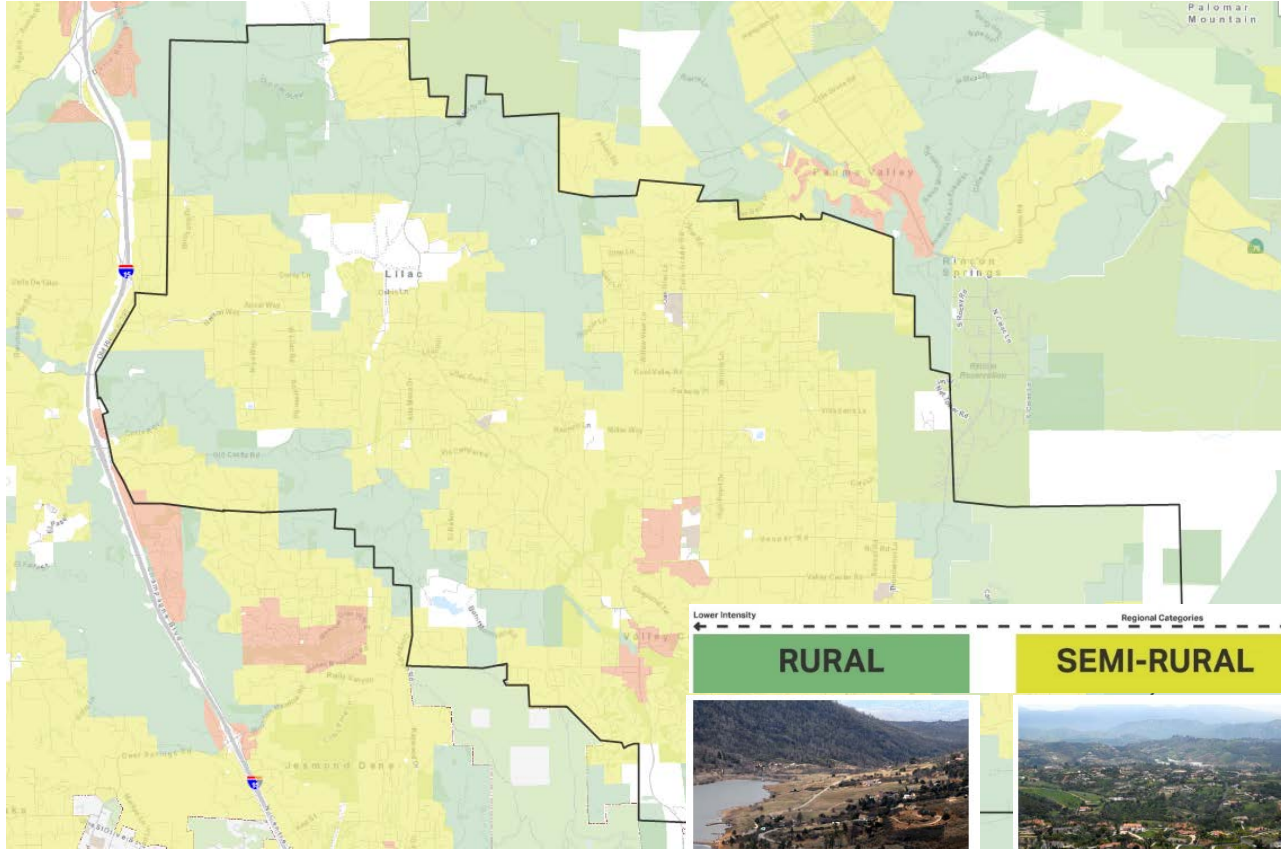
High-Level

Regional
Categories

GP Land Use
Designations

Zoning

Specific



LEGEND

- Rural
- Semi-Rural
- Village



View of the Cuyamaca Reservoir and rural community



Semi-rural development patterns in Bonsall community



Alpine Boulevard serves as the primary circulation route in the village of Alpine

8/29/2019

General Plan Land Use Designations

High-Level

Regional
Categories

GP Land Use
Designations

Zoning

Specific

EXISTING

PROPOSED

RURAL									SEMI-RURAL			VILLAGE				
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5		VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5		VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RURAL									SEMI-RURAL			VILLAGE				

General Plan Land Use Designations

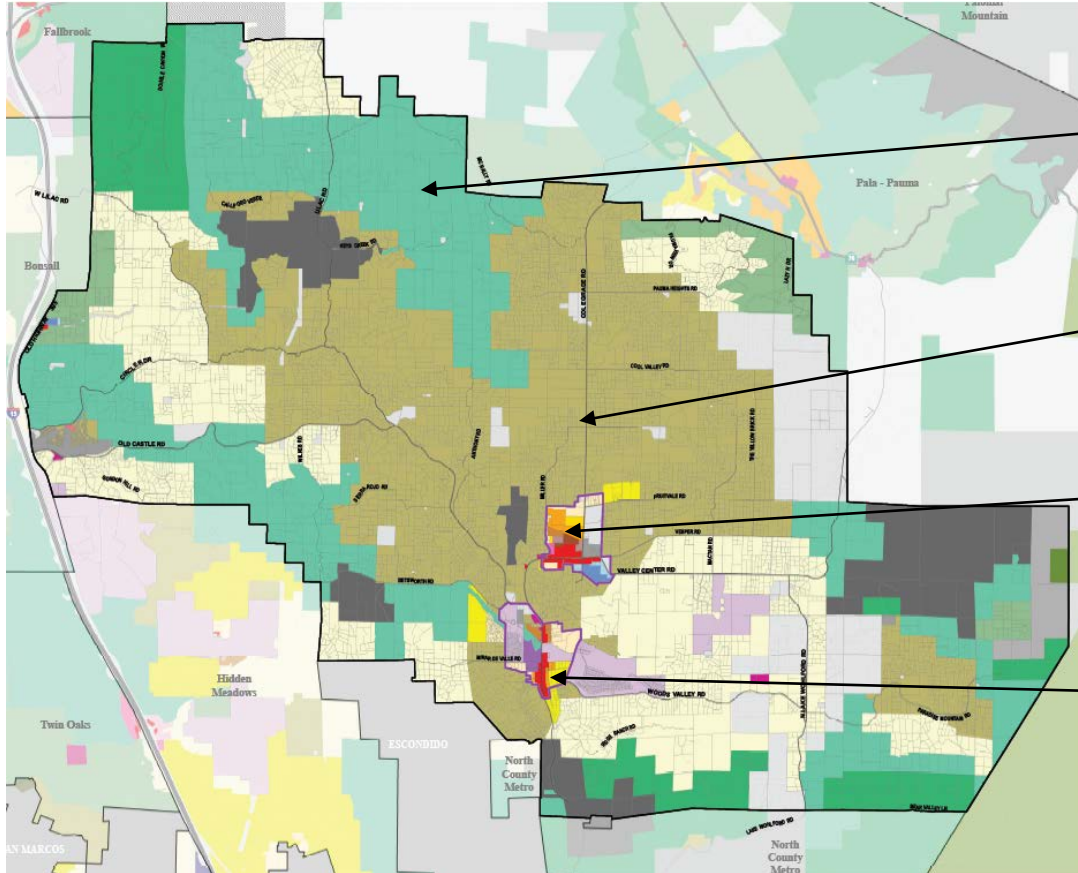
High-Level

Regional
Categories

GP Land Use
Designations

Zoning

Specific



RL-20
1 Unit/20
gross acres

SR-2
1 unit/2, 4, 8
gross acres

VR-4.3
4.3 units per
gross acre

**General
Commercial**

Zoning

Example

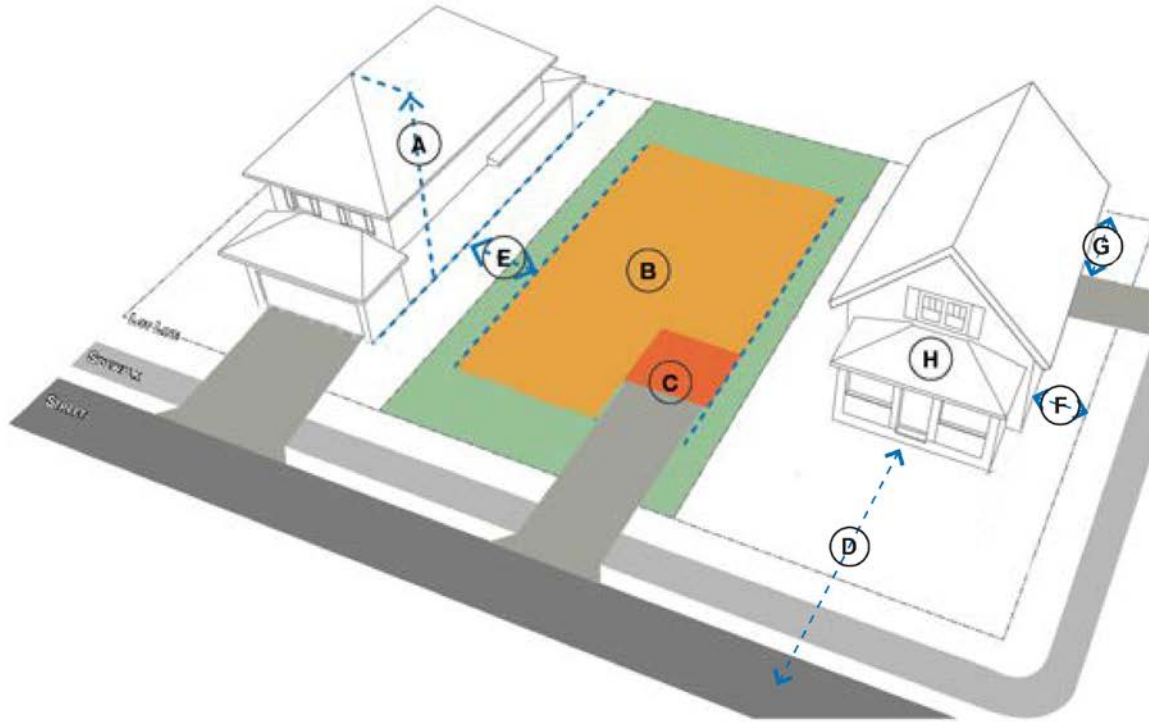
High-Level

Regional
Categories

GP Land Use
Designations

Zoning

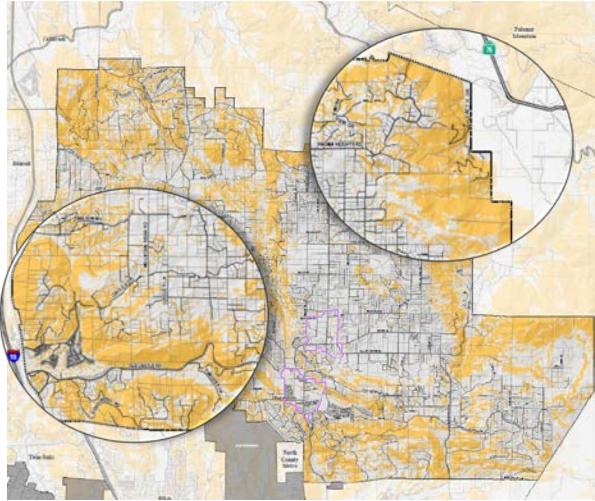
Specific



- (A) Height and Bulk.** How tall and what form a building can be.
- (B) Lot Coverage.** How much of the lot can be covered by buildings.
- (C) Parking.** Location and number of spaces required.
- (D) Front Setback.** Distance required between buildings and the front lot line.
- (E) Building Separation.** Distance required between buildings and the interior side lot line.
- (F) Side Setback.** Distance required between buildings and the corner side lot line.
- (G) Rear Setback.** Distance required between buildings and the rear lot line.
- (H) Building Type.** What type of home is allowed

Constraints

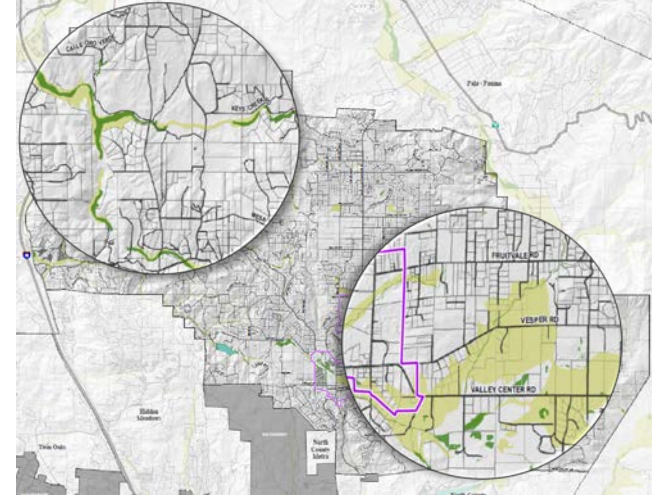
Slope



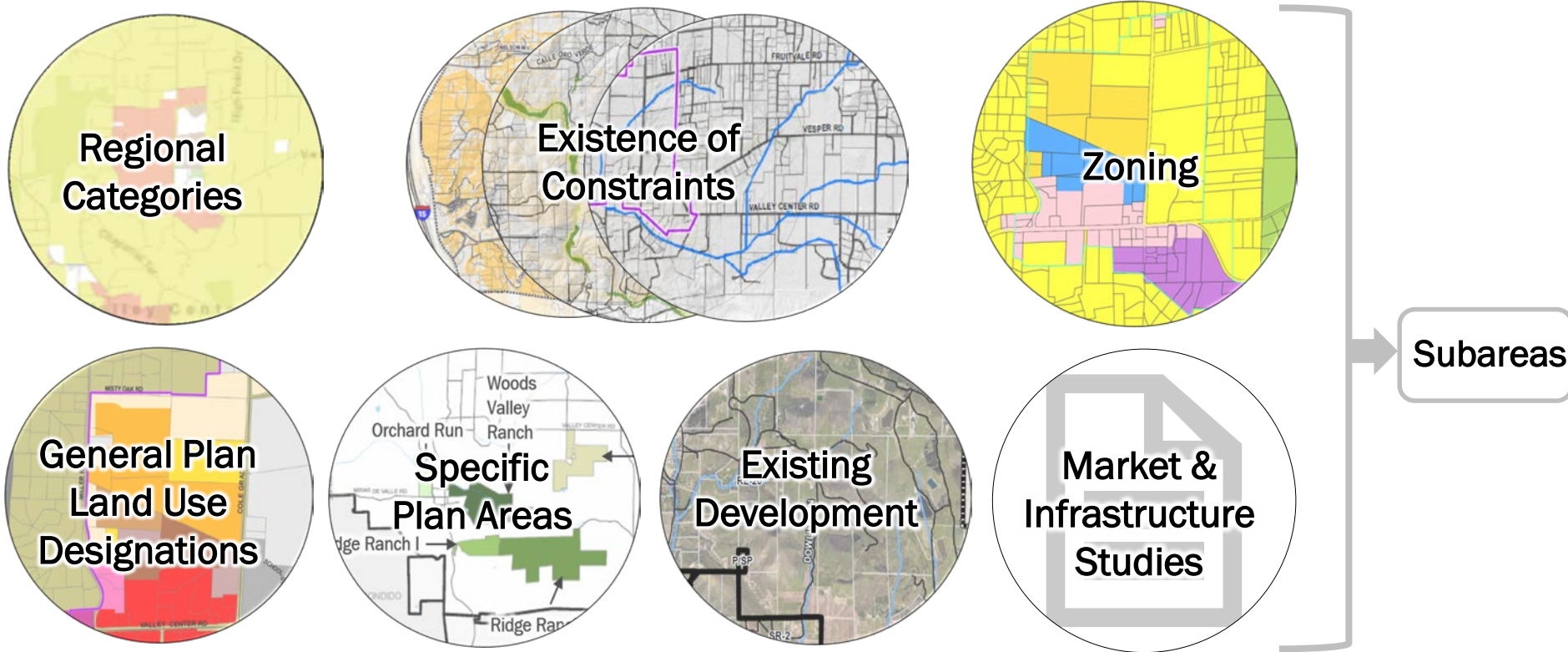
Sensitive Vegetation



Wetlands



Subarea Development Considerations



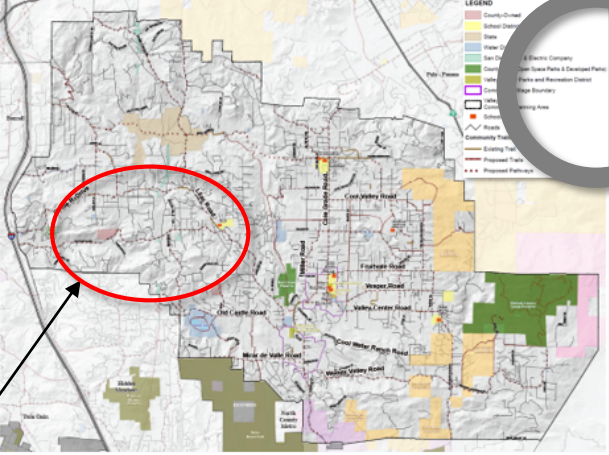
Valley Center Potential Subareas

Circle potential subareas on maps provided, and write general comments / suggestions in the boxes below

8/29/2019

Valley Center Subarea Exercise

Instructions: Circle areas on the map of the CPA and Villages that you suggest as subareas.



Further clarification or general comments can be included in the space below.

Location(s):
Reasons for chosen area(s):
What changes do you want to see?

Take a moment before you leave to think of potential subareas that you would like to be considered

Goals & Policies Review



Goals & Policies Methodology

Valley Center Community Plan San Diego County General Plan

Adopted
December 31, 1979
GPA 74-02

Amended
April 17, 2002
GPA 01-01

Adopted
August 3, 2011

Amended
November 18, 2015 – GPA14-001

TO BE UPDATED

Statement of Intent	1
Introduction	2
Background	3
Chapter 1 – Community Character	4
Chapter 2 – Land Use	8
Chapter 3 – Housing	44
Chapter 4 – Mobility	45
Chapter 5 – Public Facilities and Services	48
Chapter 6 – Conservation	50
Chapter 7 – Open Space	56
Chapter 8 – Parks and Recreation	58
Chapter 9 – Noise	59
Appendix – Interstate 15 Corridor Subregional Plan ..	61

SAN DIEGO COUNTY GENERAL PLAN

A PLAN FOR GROWTH, CONSERVATION,
AND SUSTAINABILITY
August 2011



DRAFT 5

Community Background
General Plan Update
Valley Center, California
4A September 25, 2010 (edits from CPU SC 9-24-10)
4B October 31, 2010 (incorporates edits from Rich to draft 4A, section f.
Draft 5 November 9, 2010
Existing Community Facilities and Infrastructure)

COMMUNITY BACKGROUND

a. History

The history of Valley Center is an interesting piece of Americana. Anglo settlers arrived shortly after the Homestead Act of 1862, just a year or so after the beginning of the American Civil War and a few years before the transcontinental railroad was completed. The first settlers came overland by wagon and were mainly farmers who took advantage of the opportunity to claim up to 160 acres of land for a nominal filing fee. Many were immigrants from foreign lands while others were emigrants relocating to the newly opened western United States. One common denominator was that they were all striving for a decent existence on land of their own.

Of course, Valley Center, in 1862, was not unclaimed wilderness. What is now North San Diego County was already home to descendants of at least two late pre-historic cultures with different linguistic traditions. Shoshonean speakers immigrated in waves into California from the Great Basin and were well represented in the area by 1000 A.D. These people were named "Luiseño" by Spanish missionaries who also named the San Luis Rey Mission, river, and the river valley. Today, Luiseño bands include the Pala, Pauma, Rincon, and **Lalolia**, whose tribal lands ring Valley Center. The second more southerly culture was a

Page 1

**Draft CPU
(Prior Community Efforts)**

Goals & Policies Methodology

TWO ECONOMICALLY VIABLE AND SOCIALLY VIBRANT VILLAGES WHERE DENSE RESIDENTIAL USES, AS WELL AS COMMERCIAL AND INDUSTRIAL USES, ARE CONTAINED.

Example

2. LAND USE

GENERAL GOALS

TWO ECONOMICALLY VIABLE AND SOCIALLY VIBRANT VILLAGES WHERE DENSE RESIDENTIAL USES, AS WELL AS COMMERCIAL AND INDUSTRIAL USES, ARE CONTAINED.

A PATTERN OF DEVELOPMENT THAT CONSERVES VALLEY CENTER'S NATURAL BEAUTY AND RESOURCES, AND RETAINS VALLEY CENTER'S RURAL CHARACTER.

A PATTERN OF DEVELOPMENT THAT ACCOMMODATES PEOPLE OF DIVERSE AGES, LIFESTYLES, OCCUPATIONS, AND INTERESTS WITH OPPORTUNITIES FOR VILLAGE, SEMI-RURAL AND RURAL LIVING.

DEVELOPMENT THAT MAINTAINS VALLEY CENTER'S RURAL CHARACTER THROUGH APPROPRIATE LOCATION AND SUITABLE SITE DESIGN.

FINDINGS

Valley Center citizens are concerned that rapid population growth particularly in the Village areas — without careful and detailed planning — will destroy Valley Center's rural character and heritage.

Valley Center residents want to preserve in their community the rural heritage, character and quality of life that is so quickly disappearing from San Diego County.

RESIDENTIAL GOAL

PRESERVE AND ENHANCE THE RURAL CHARACTER OF THE VALLEY CPA.

FINDINGS

While other communities in the region have experienced rapid urbanization, Valley Center has been successful in remaining a rural community because of its relative physical isolation from urban areas, and because of the active participation of its residents in the planning process. There are very few housing tracts within the CPA and a majority of the homes in the area express the individual character of their owners. This has resulted in a wide variety of architectural styles and designs, which should be encouraged. The Valley Center CPA Land Use Map is provided in the General Plan appendix as Figure LU-A-23 and the Valley Center Village Boundaries are shown in Figure 3 on the next page.

Staff Review



Subcommittee Meeting(s)



Staff Review



Subcommittee Meeting(s)

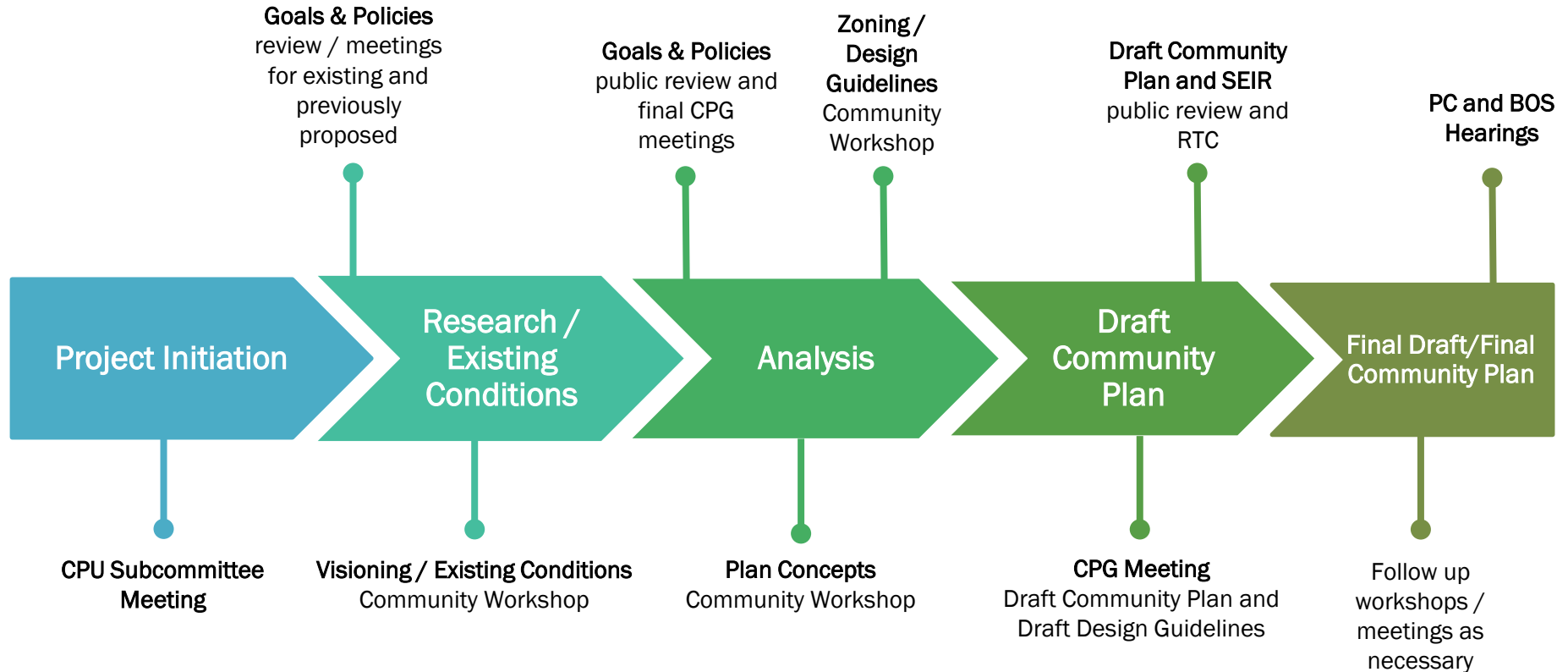


CPG Meeting(s)

Open Forum



Opportunities for Input & Next Steps



For More Information:

Project Websites

www.sandiegocounty.gov/pds/CommunityGroups/vccpu

<https://www.sandiegocounty.gov/pds/CommunityGroups/vcroadstudy/>

Project Email

PDS.CommunityPlanUpdates@sdcounty.ca.gov

Project Phone Line

(858) 505-6677