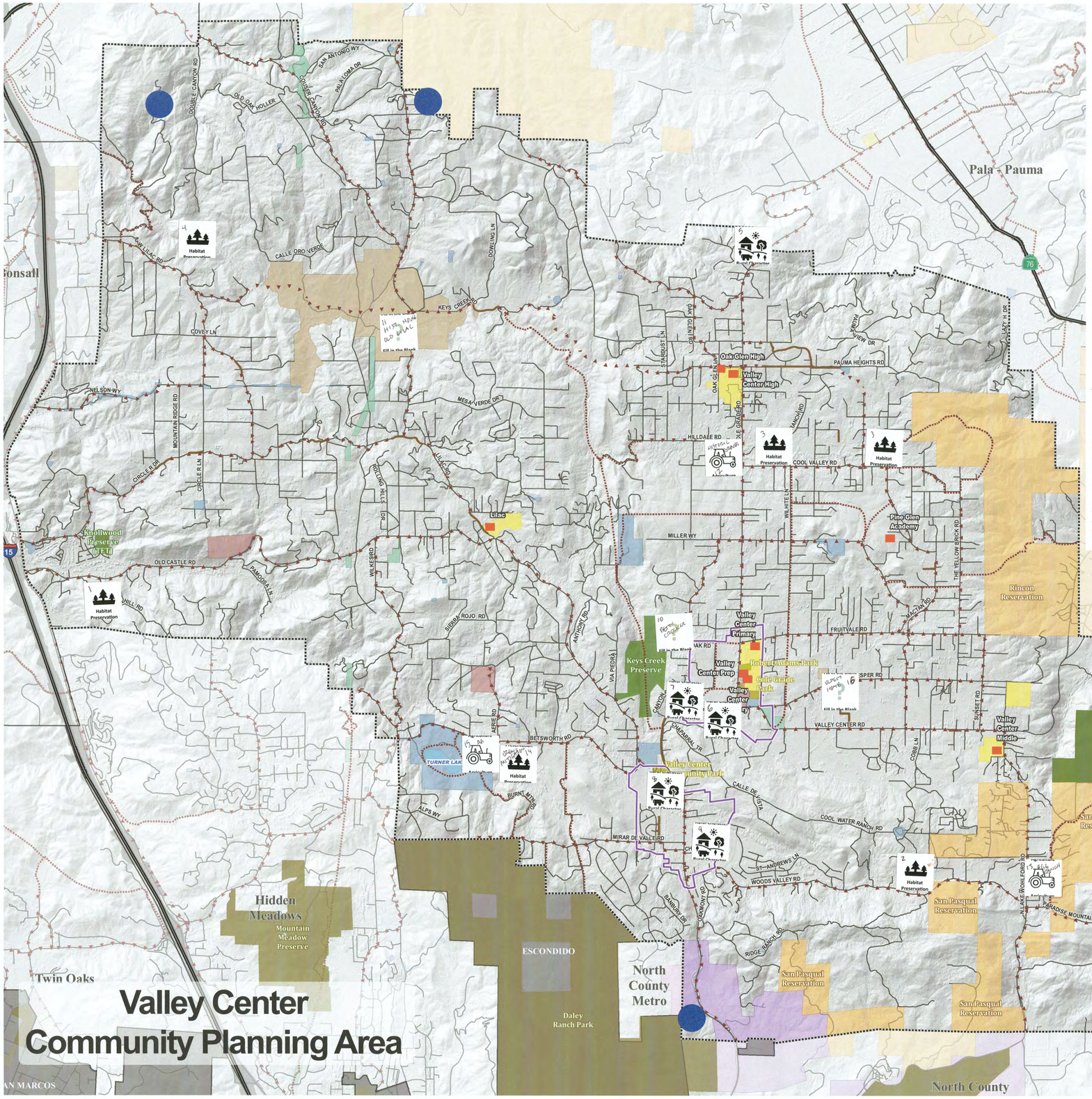
GROUP EXERCISE Station 1

THEME 1



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- Roads

Regional Trails

- Proposed

Community Trails

- Proposed Trails
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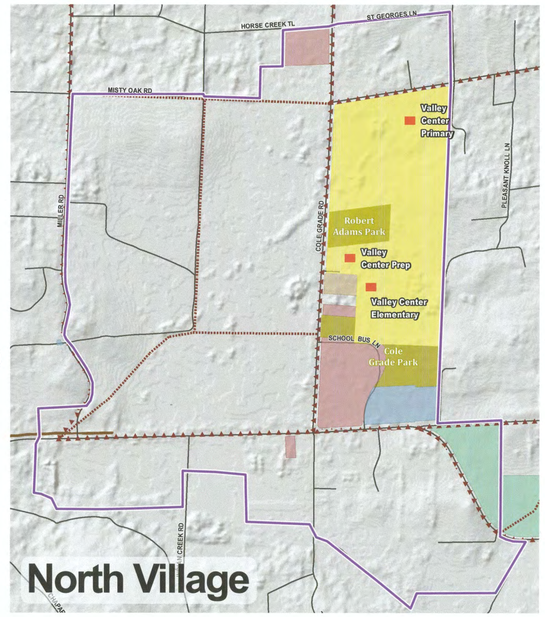

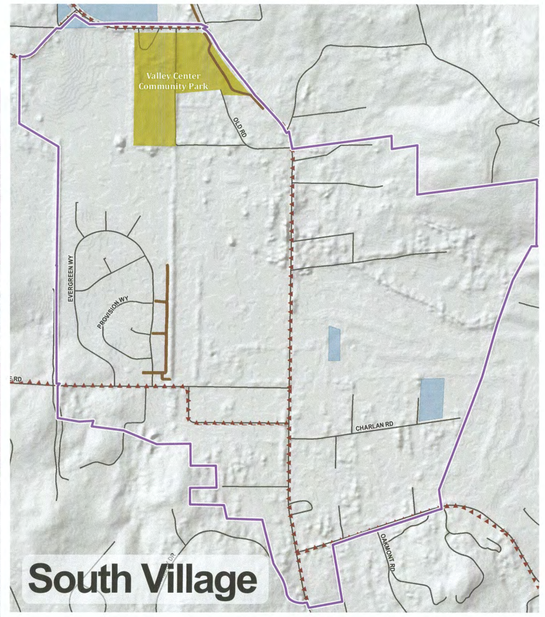

N 0 0.5 1 Miles

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

Rural Character & Environment

1

1. Moosa Canyon – habitat preservation
2. Woods Valley development – tree canopy
   - Woods valley road
3. Cool valley road - scenic/habitat
4. West Lilac - Keys Creek Canyon.
5. Coke grade road (north) – rural / scenic / habitat.
6. Country Junction
7. The courtyard / office area – rural architecture.
8. Country trader – rural character / architecture / historical significance
9. Valley center market (north + south) - rural character.
10. Miller road – Betty Kroder house – historical significance
11. Old Rancho Lilac – historical house
12. The groves on west side of coal grade – Maintain agriculture.
13. Lake Wolford / Paradise – Egg ranch
14. Cruise mitigation Bank - habitat preservation
15. Agriculture close to Turner Lake
16. Vesper / Valley Center road – historical home

GROUP EXERCISE

THEME 2

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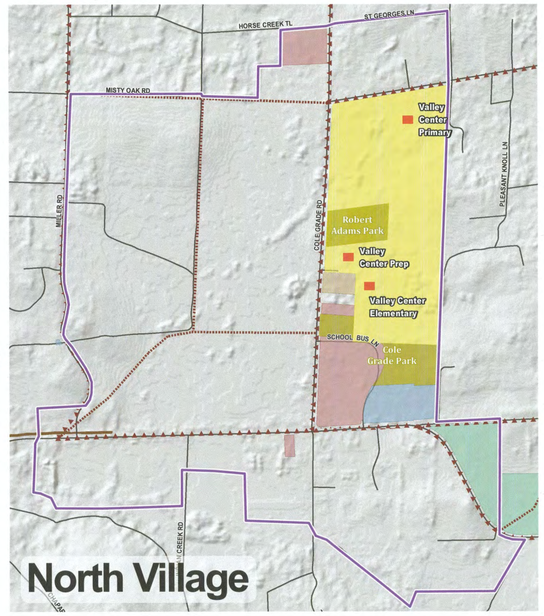
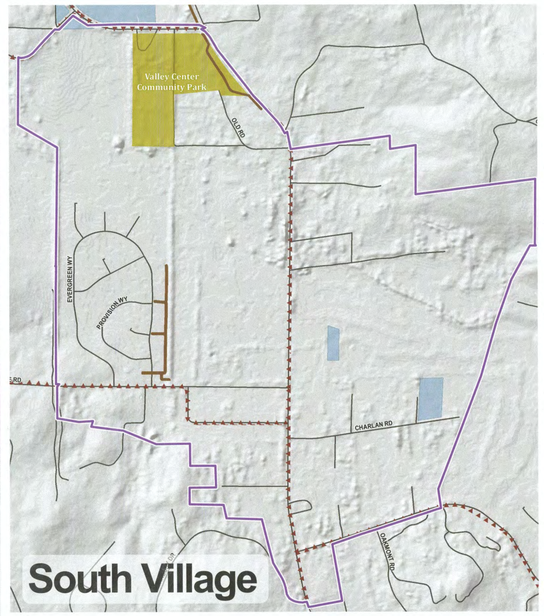
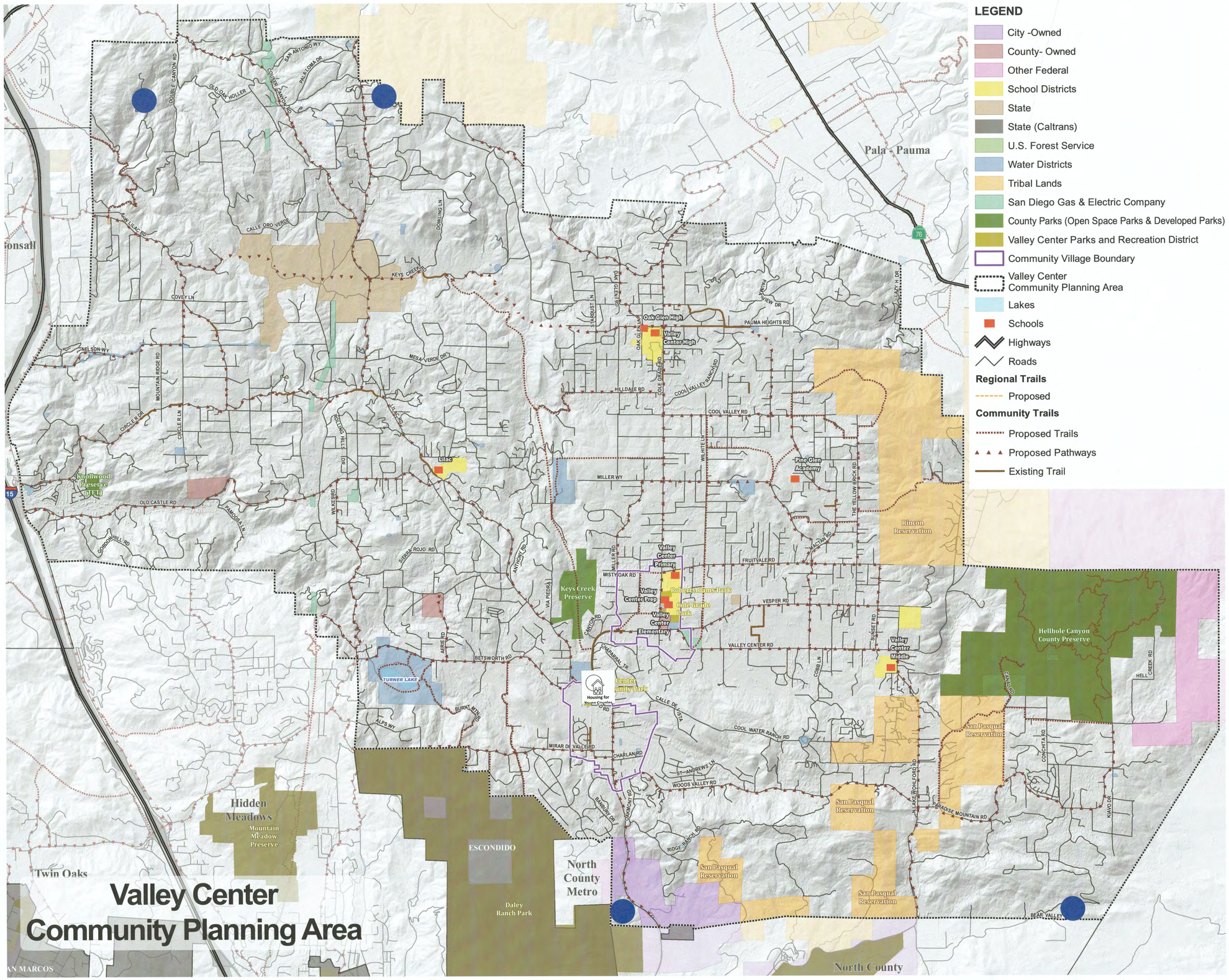






N

0 0.5 1 Miles

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

* Pro formas – former/current agricultural areas – phase 2.

Lifetime in our community

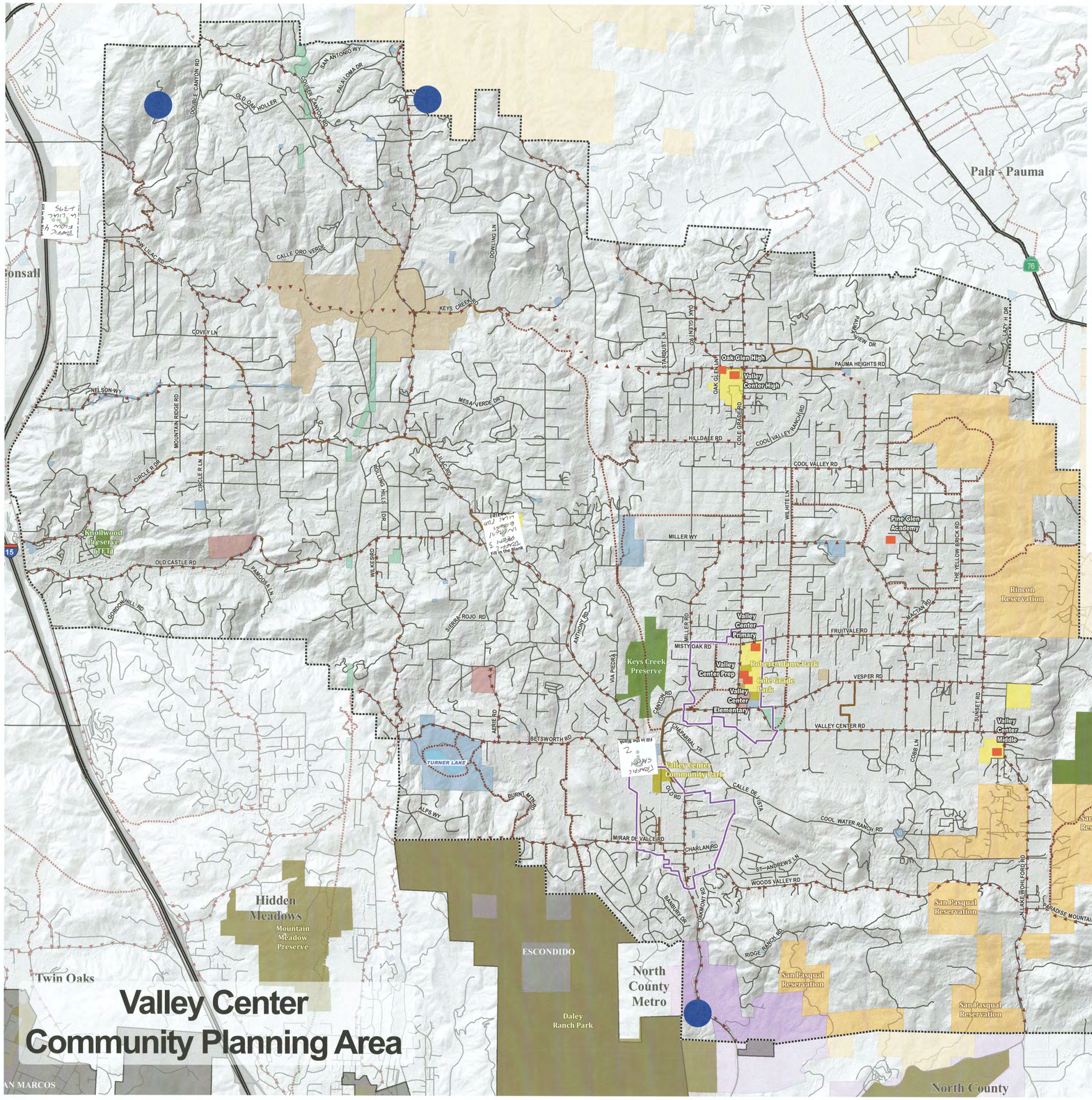
Lilac Plaza area – young people – no multi family/townhomes.
- young people move back for rural character
- mixing of young/older people – interaction not separation of housing
- no mixed use in Valley Center.
- support accessory dwelling units
- higher density housing in Villages.
- Park Circle development – don't fit into the Valley Center character.

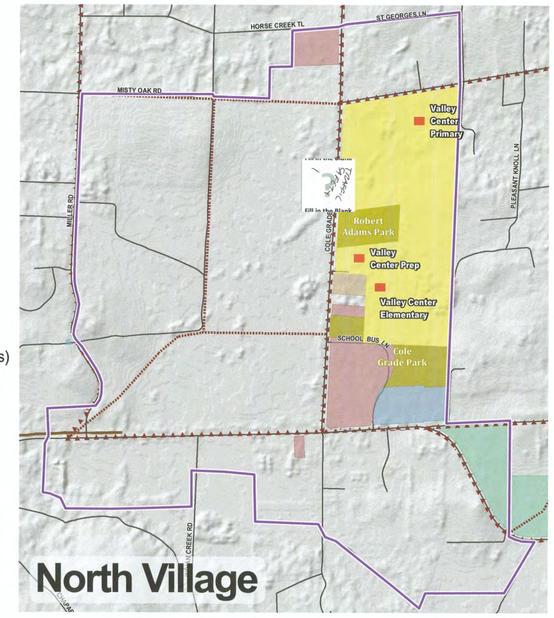
~~Mobility~~

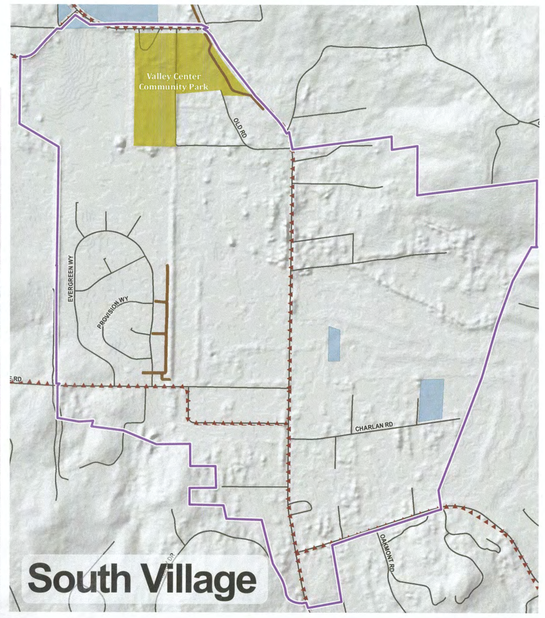
GROUP EXERCISE

THEME 3

visioning-existing conditions







N 0 0.5 1 Miles

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

STATION 1

Mobility and Access.

- infrastructure, roads etc. before adding density.

(2) - Betsworth/Lilac - safety.

(1) - ~~co~~ grade rd 4 lands to 2 lanes - **safety.**

Lilac/Old castle - traffic Safety.

Miller/Cole grade - light needed.

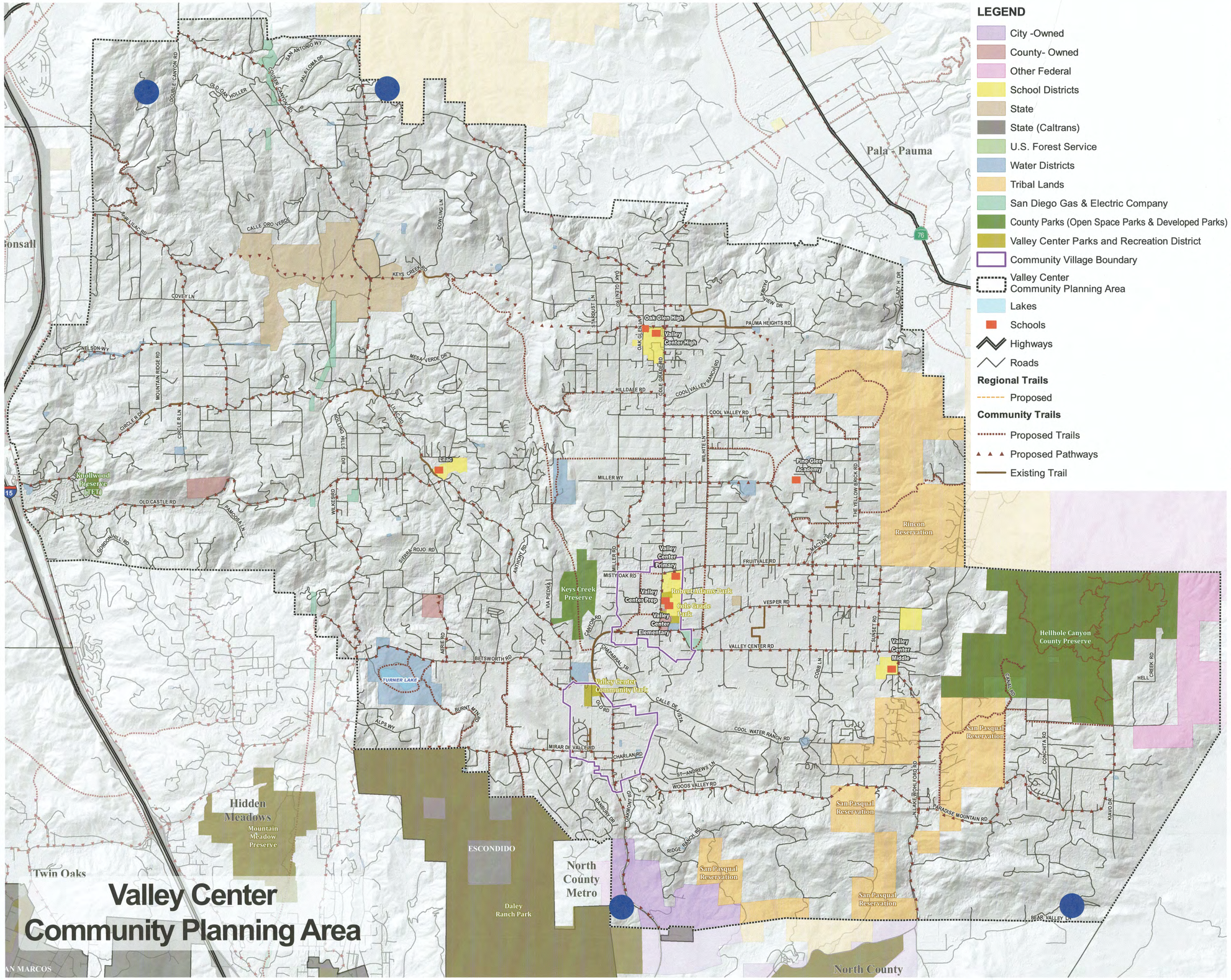
- implement the County's master trail plan

- New Road 3.

GROUP EXERCISE

visioning-existing conditions

THEME 4



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Community Trails

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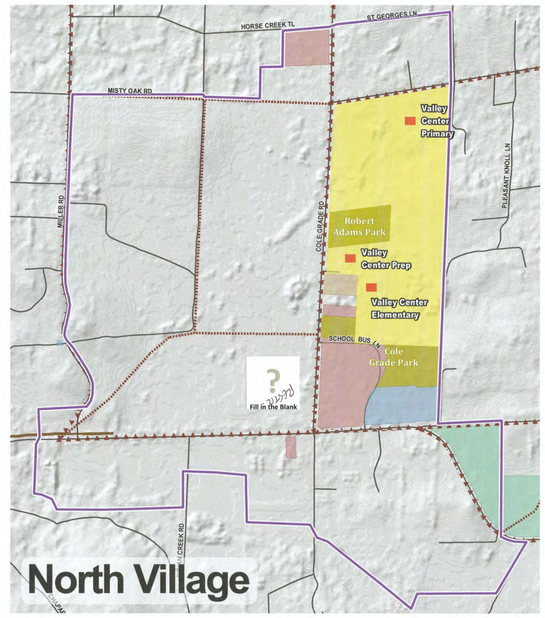
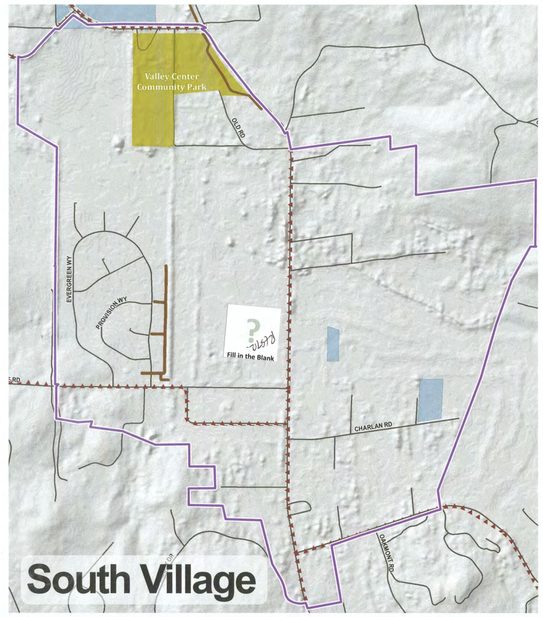




N 0 0.5 1 Miles

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

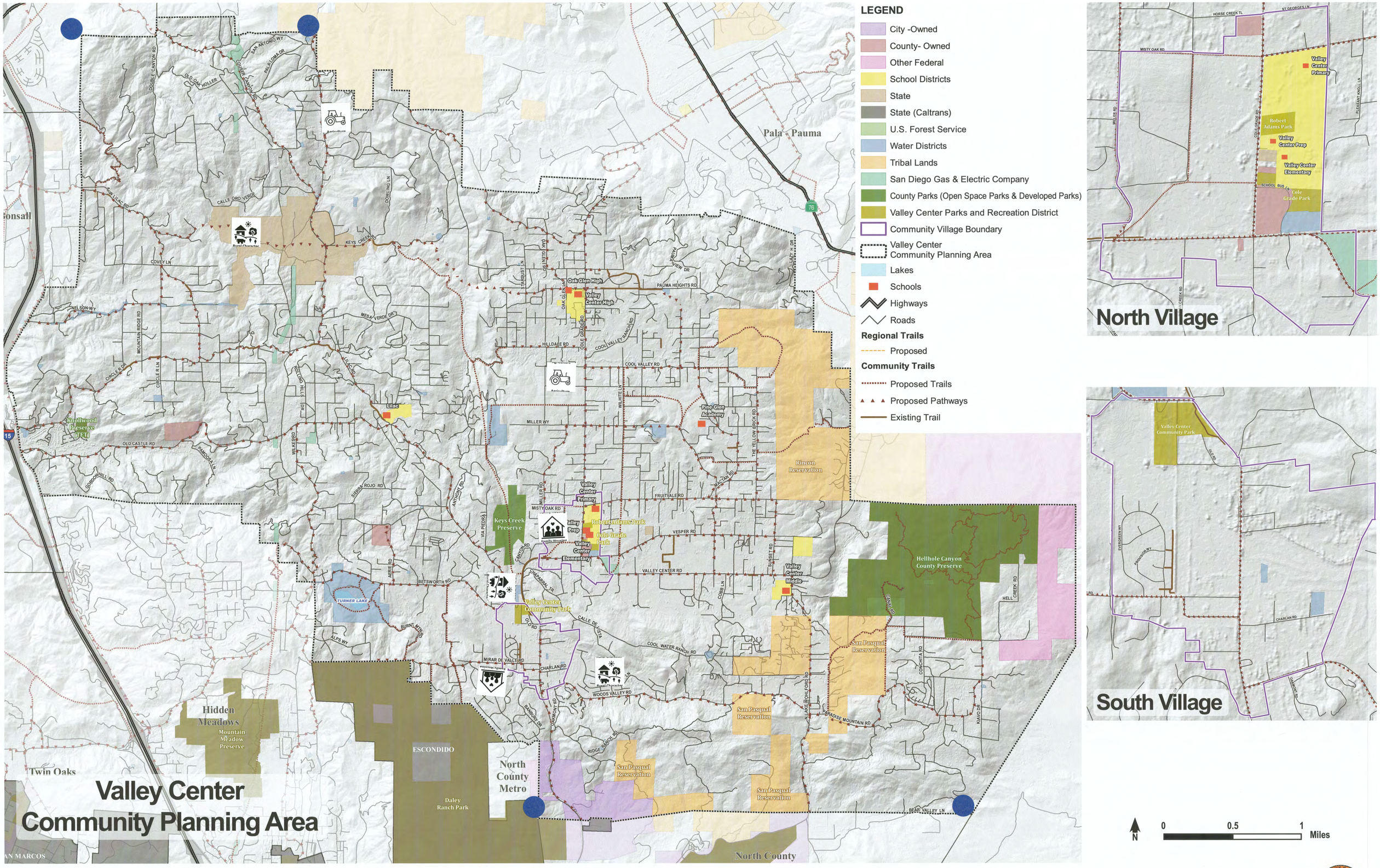
Economic Vitality

- Liberty Bell Plaza
- Too much commerical on Valley Center Road.
- Capturing casino traffic to commercial areas in Valley Center.
- Quality restaurants in the Villages (sit down not fast food)

GROUP EXERCISE Station 2

THEME 1

visioning-existing conditions



COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

Station 2

THREATS TO RURAL CHARACTER

- SCALE OF PROPOSED COMMERCIAL - TO LARGE, IS OUT OF CHARACTER FOR VC
- TRAFFIC & SPEED ALONG V.C. Rd
- LARGE DEVELOPMENT PROJECTS
- OLD LILAC - WANT TO REMAIN AS PRESERVE
- TRADITIONAL CITRUS/AVACADO GROVES MAY NOT BE SUSTAINABLE DUE TO WATER SHORTAGES/CONSERVATION

GROUP EXERCISE

STATION 2

THEME 2

Valley Center Community Planning Area

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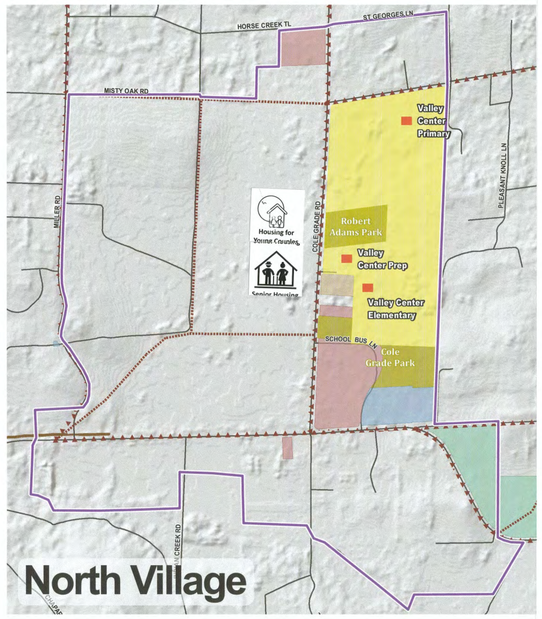
North Village



South Village



N 0 0.5 1 Miles

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

STATION 2

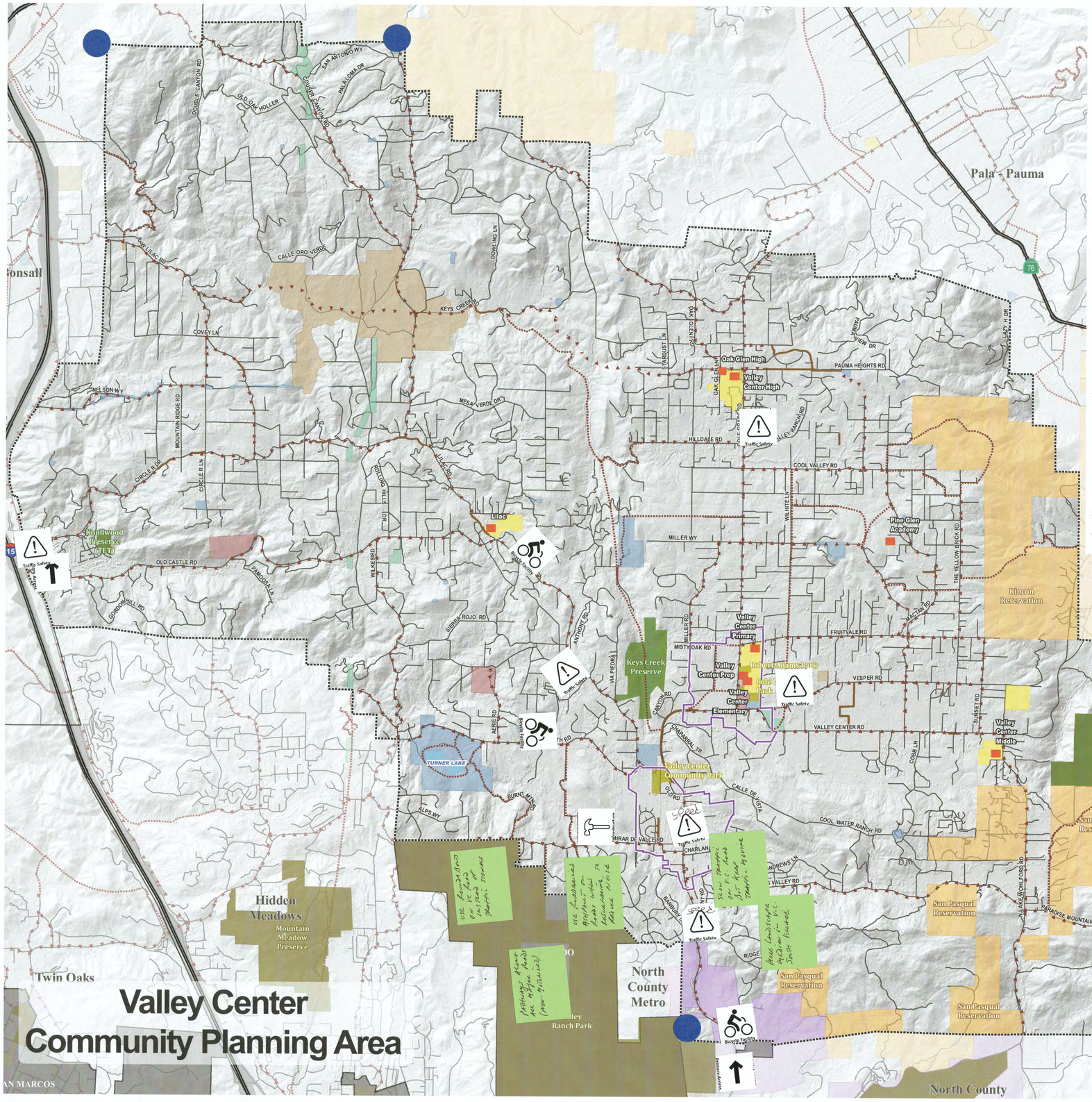
LIFETIME IN COMMUNITY

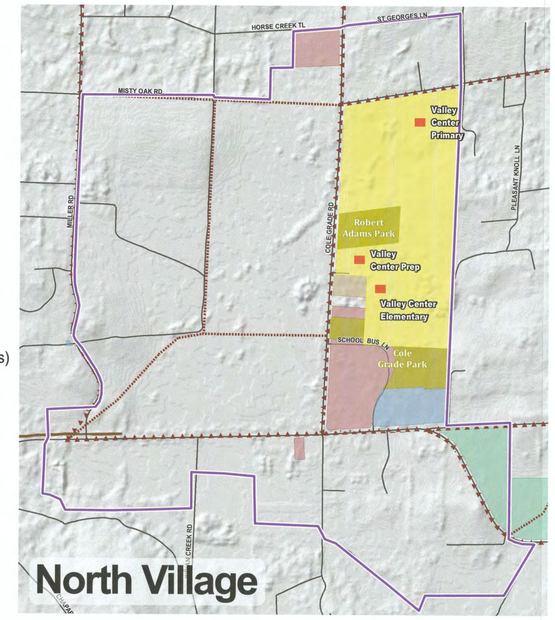
- GRANNY FLATS / ACCESSORARY DU's
- NO SENIOR PROGRAMS — Need some, NEED SENIOR SUPPORT

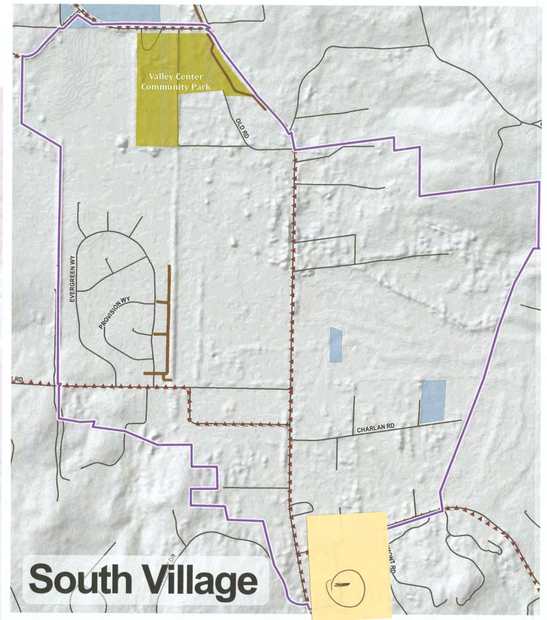
GROUP EXERCISE

THEME 3

STATION 2







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N 0 0.5 1 Miles

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

STATION 2

MOBILITY

- ACCESS TO I-15
- MIRAR de VALLE - ACCESS TO I-15
- VESPAR & VC RD ALIGNMENT
- LILAC / HIDDEN LAKE & ANTHONY - UNSAFE INTERSECTION
- VC RD - DRIVERS / UNSAFE SPEEDS
- COLE GRADE / HILLSDALE - UNSAFE SPEEDS

① HIGH SPEEDS ALONG VC RD CAUSES A LOT OF NOISE
- REDUCE TRAFFIC NOISE

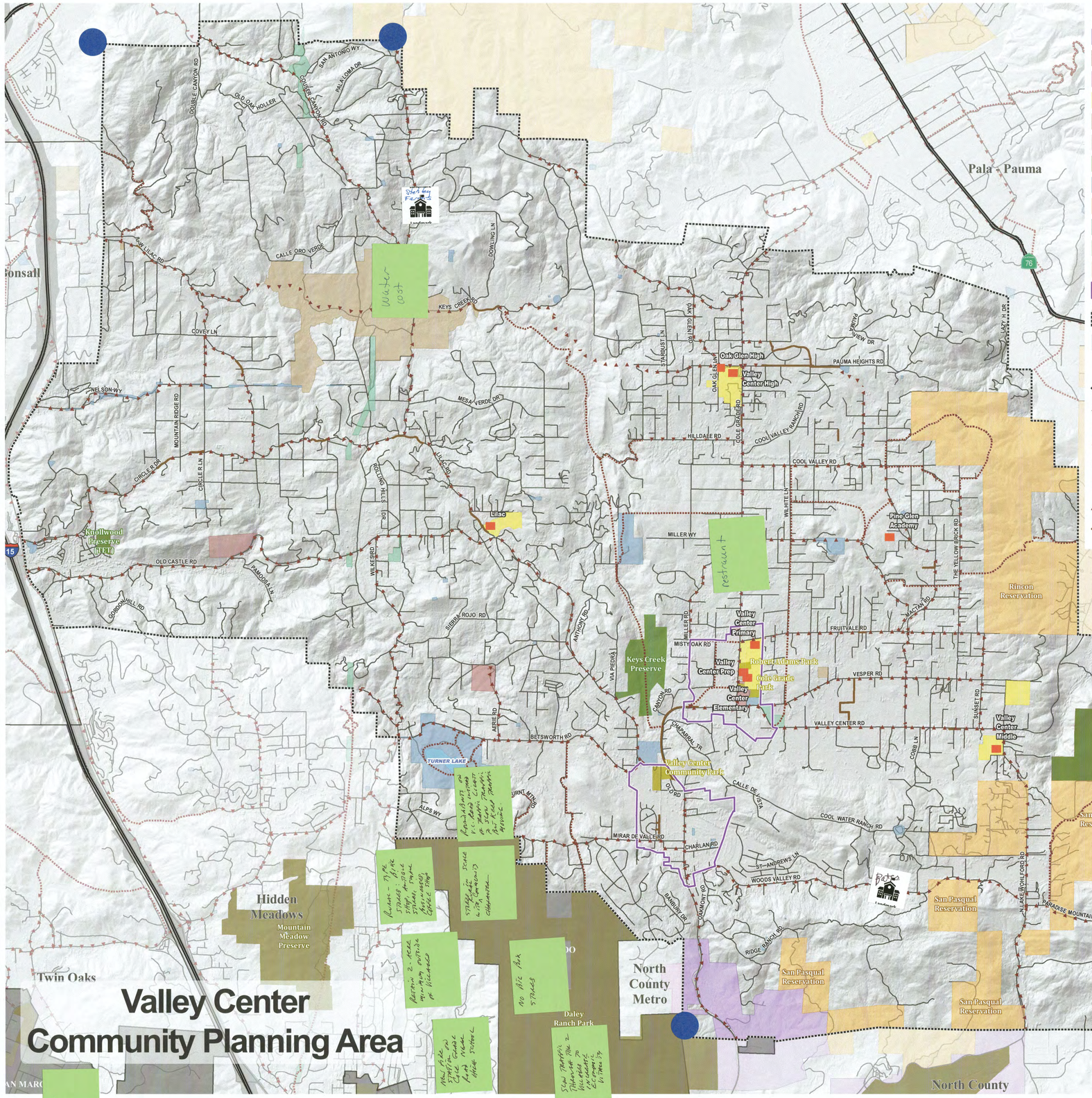
- BETTER PED. ACCESS / PATHWAYS ALONG MILLER, BETSWORTH
- SAFER BIKEPATHS TO VILLAGES
- BIKEPATH ALONG LILAC - UNSAFE

GROUP EXERCISE

STATION 2

THEME 4

visioning-existing conditions



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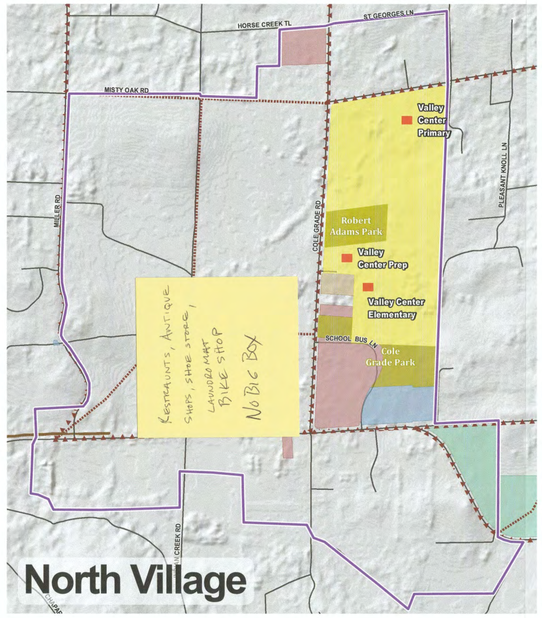




N 0 0.5 1 Miles

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

STATION 2

ECONOMIC VITALITY

- FEEL THAT DESIGN REVIEW BOARD NOT SUPPORTED BY COUNTY

- FEEL RITE-AID (11,000 SF) IS TO BIG - WANT SMALLER SITES (5K - 8K SF)

- WANT RESTAURANTS, BAKERY, ANTIQUE STORE, SHOE STORE, BIKE SHOP, WINE & CHEESE COFFEE SHOP
  NO BIG BOX (CHAIN STORES)

- WATER SUPPLY & COST TO SUPPORT AGRICULTURE
- NATURAL GAS INTO VILLAGES

- BATES NUT FARM - HISTORIC

- KEEP RURAL OUTSIDE OF VILLAGES

- AG OUTSIDE OF VILLAGES

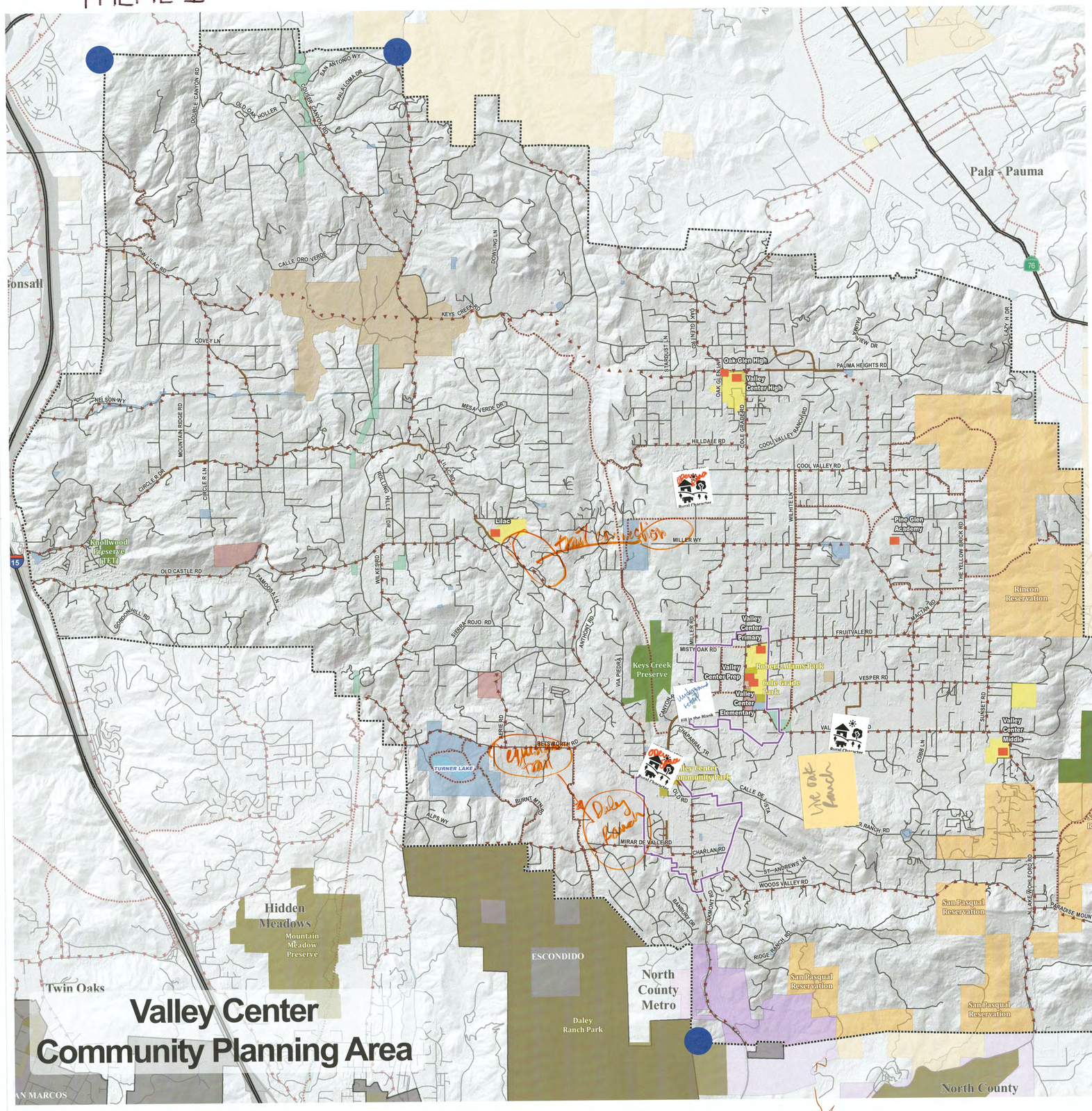
- CABLE/INTERNET - NEEDS BETTER SERVICE

- SLOWER TRAFFIC IN VILLAGES

- ADD'L FIRE STATION

GROUP EXERCISE Station 3

THEME 1



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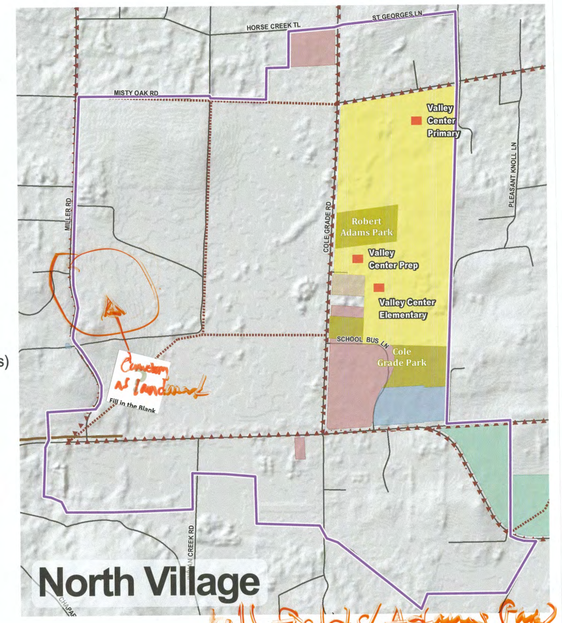
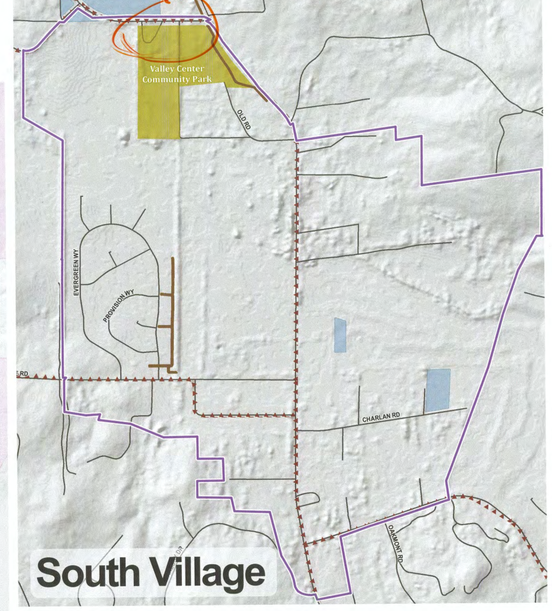




0 0.5 1 Miles

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

Station 3

- WHEN DID THE VILLAGES ~~GET~~ ESTABLISHED
- STATUS OF OAK ~~PARK~~ RANCH LIVE

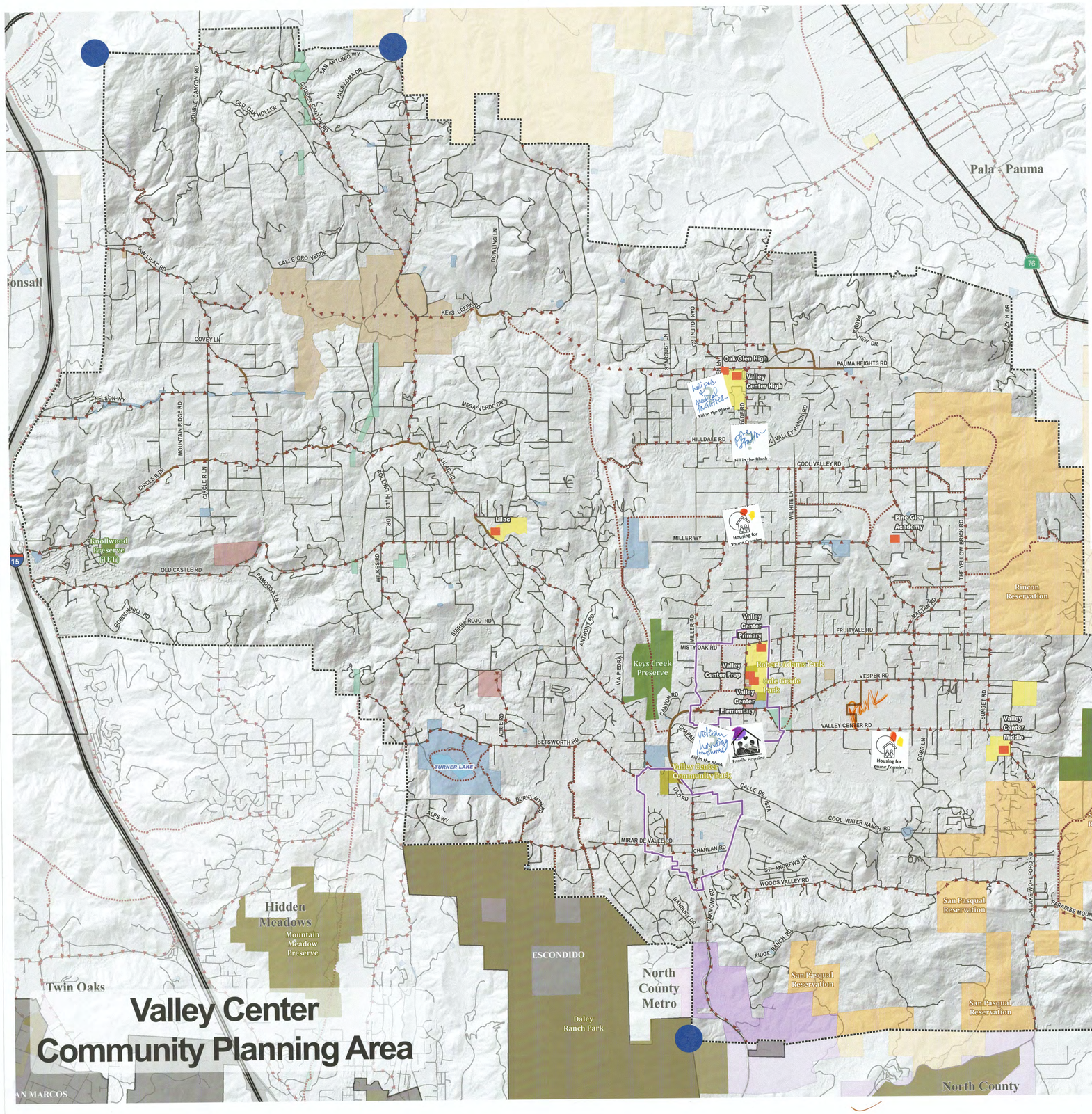
RURAL character & environ.

* - OPEN SPACE / TREES
- 4 AC. ABOVE CONSIDER "RURAL"
- WHAT HAPPEN TO THE 2AC. MIN. RESTRICTED TO VILLAGES ?
- INFRASTRUCTURE EXPANSION
- EMERGENCY ACCESS / ETC.
- LILAC / VALLEY CENTER - OPEN SPACE (NORTH)
- EQUESTRIAN LINKAGES
* - EQUESTRIAN TRAIL CONNECTIONS (NORTH/SOUTH)

GROUP EXERCISE

THEME 2

STATION 3



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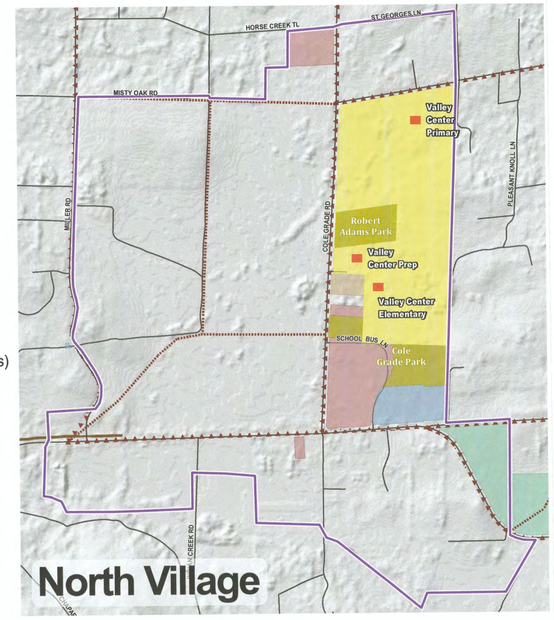
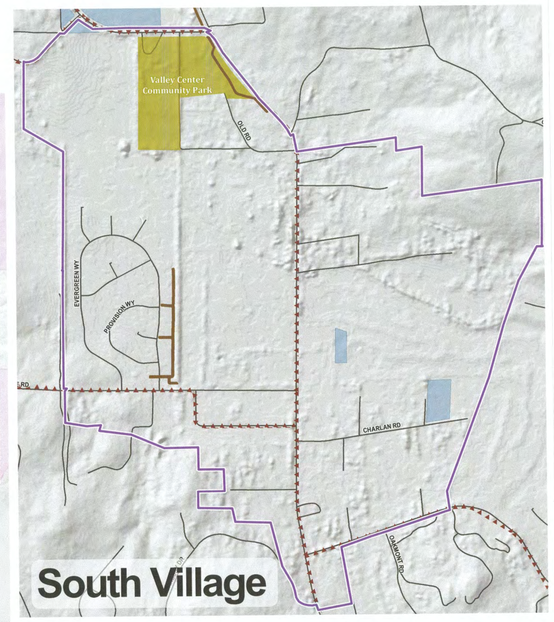




COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

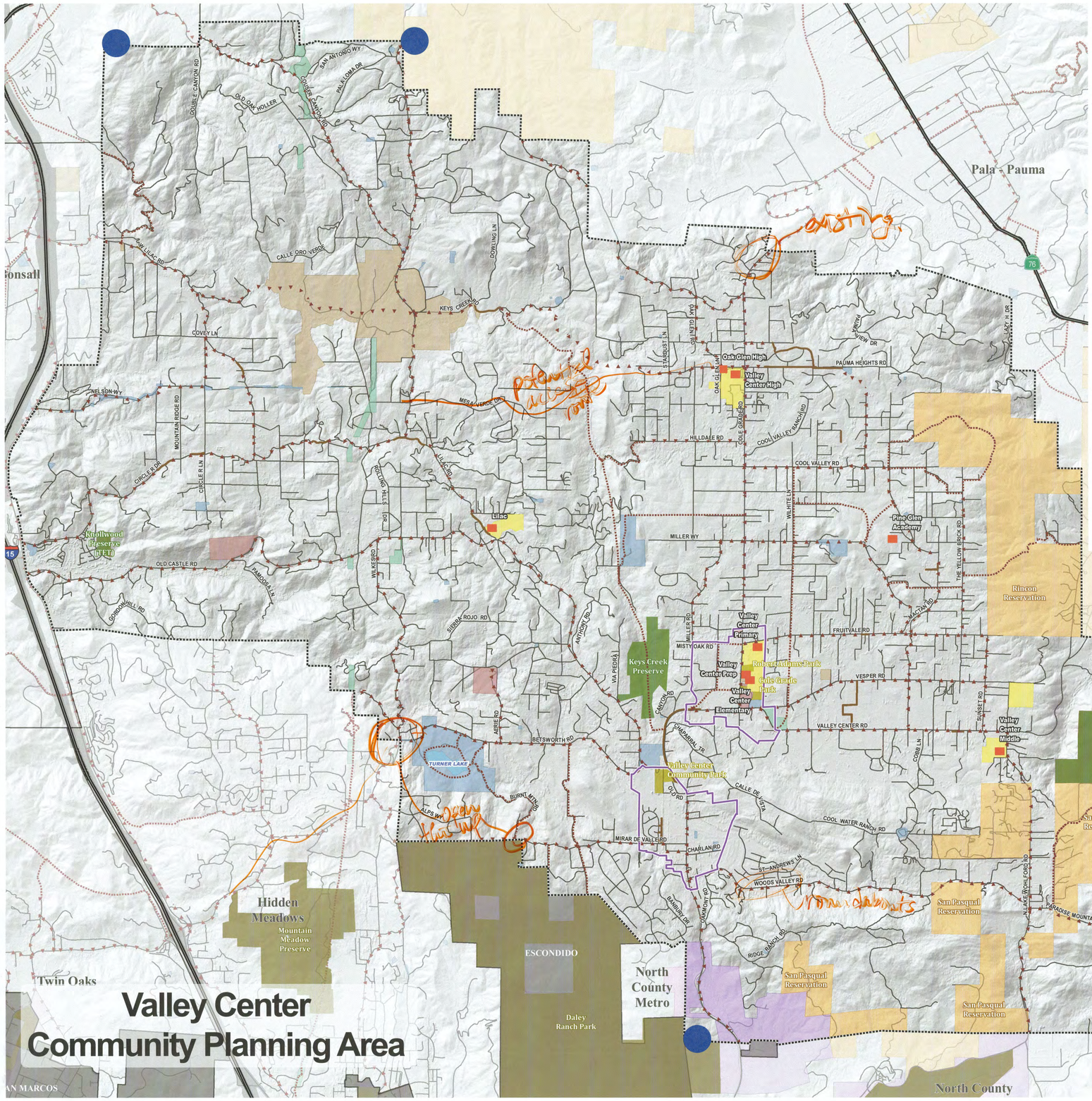
STATION 3

- COMMUNITY HALL
- CEMETARY PARCEL
- ADAMS PARK
- CANFIELD PARK
- NO SANTA BARBARA THEMES
- BONSAL - ARCH / LAYOUT
- COUNTRY STYLE ARCH.
- BELOW GRADE RETAIL (NORTH VILLAGE)
- BLEND EX. VC WITH FUTURE VC.
- CHILDREN / AFFORDABILITY CONCERNS
* - ARCH. - LAND. / NATURAL FEEL
- COORD. ARCH STYLE W/IN VC.
- POTENTIAL LANDMARK FEATURE
  - LOCATION OPTIONS
  - VISUAL PRES. / TRAFFIC CALMING
-

GROUP EXERCISE

STATION 3

THEME 3



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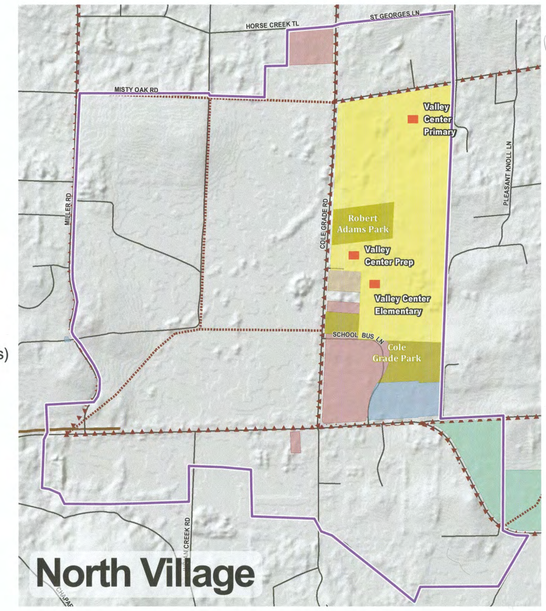
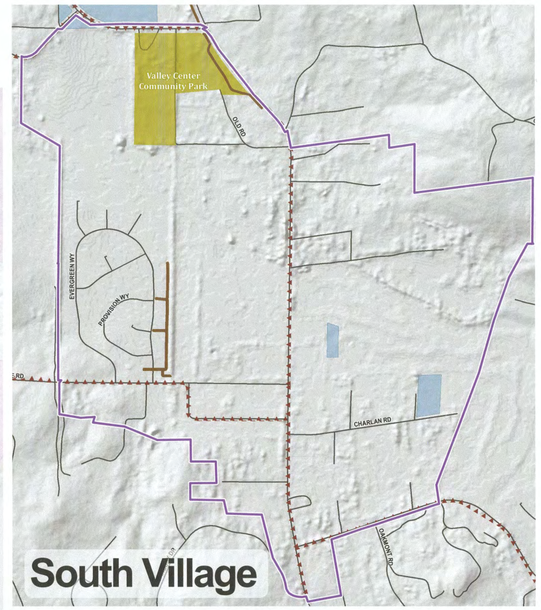




N 0 0.5 1 Miles

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

STATION 3

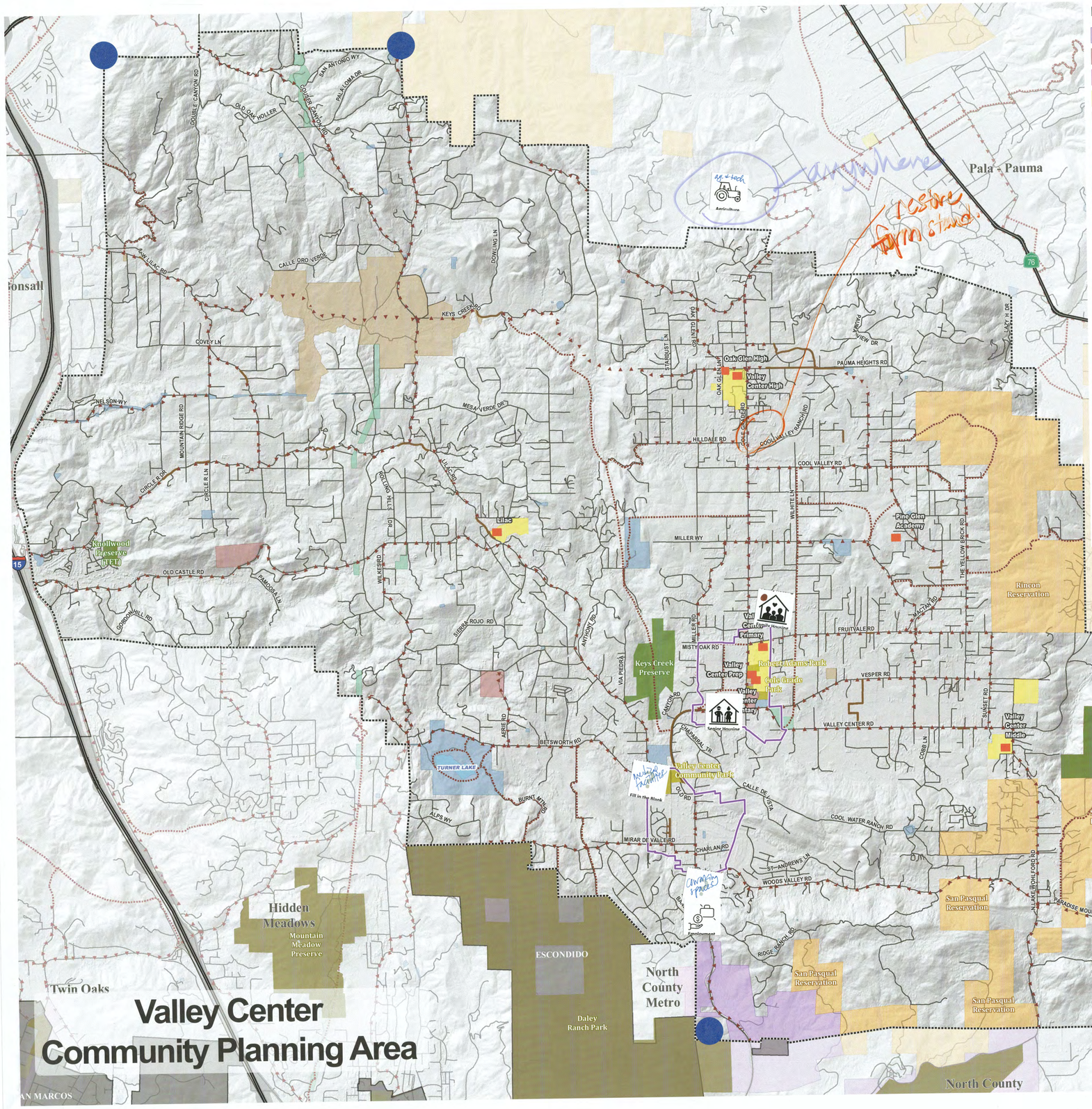
- ENFORCEABLE SPEED LIMITS
- TRAFFIC / TRAVEL SPEEDS
- ROUNDABOUTS POSS. / LOCATIONS
- LEFT TURN LANES - LILAC ROAD
- WIDER SHOULDERS / SAFETY ISSUES
- WOODS VALLEY / VC. OPEN SPACE
- AC. ISSUES. WATER!
- COMB. HOUSING / CLOSE TO AMENITIES (MF) W/IN VILLAGES
- 2/3 STORIES W/IN VILLAGES (MAX) VISUAL CONCERNS WITH HEIGHT
- BID OPPORTUNITY

GROUP EXERCISE

STATION 3

THEME 4

visioning-existing conditions



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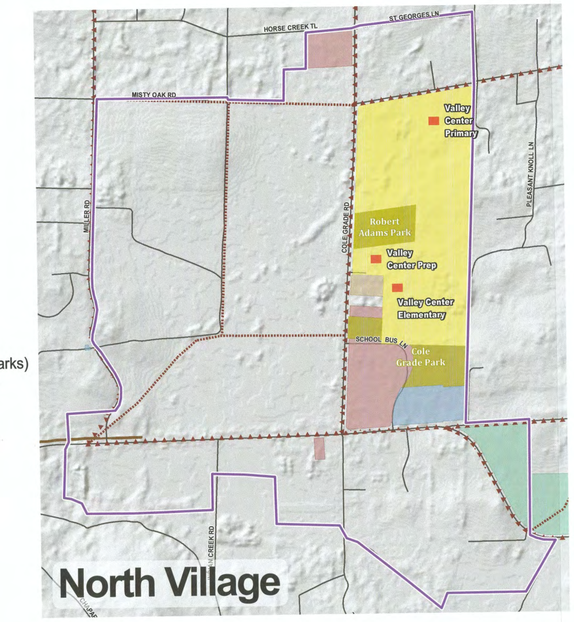
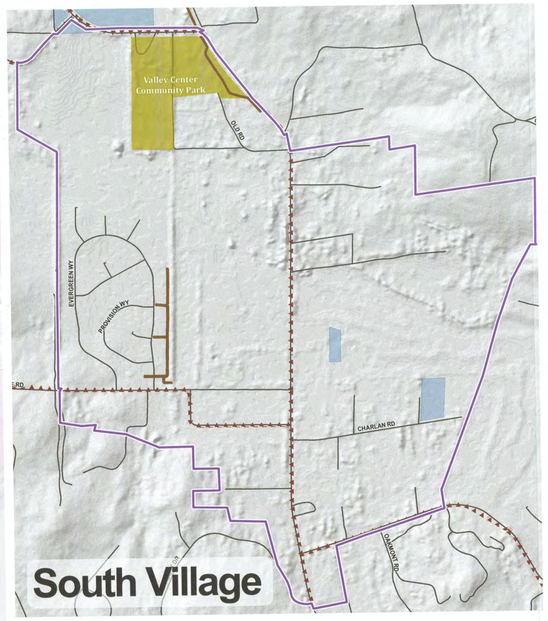




N 0 0.5 1 Miles

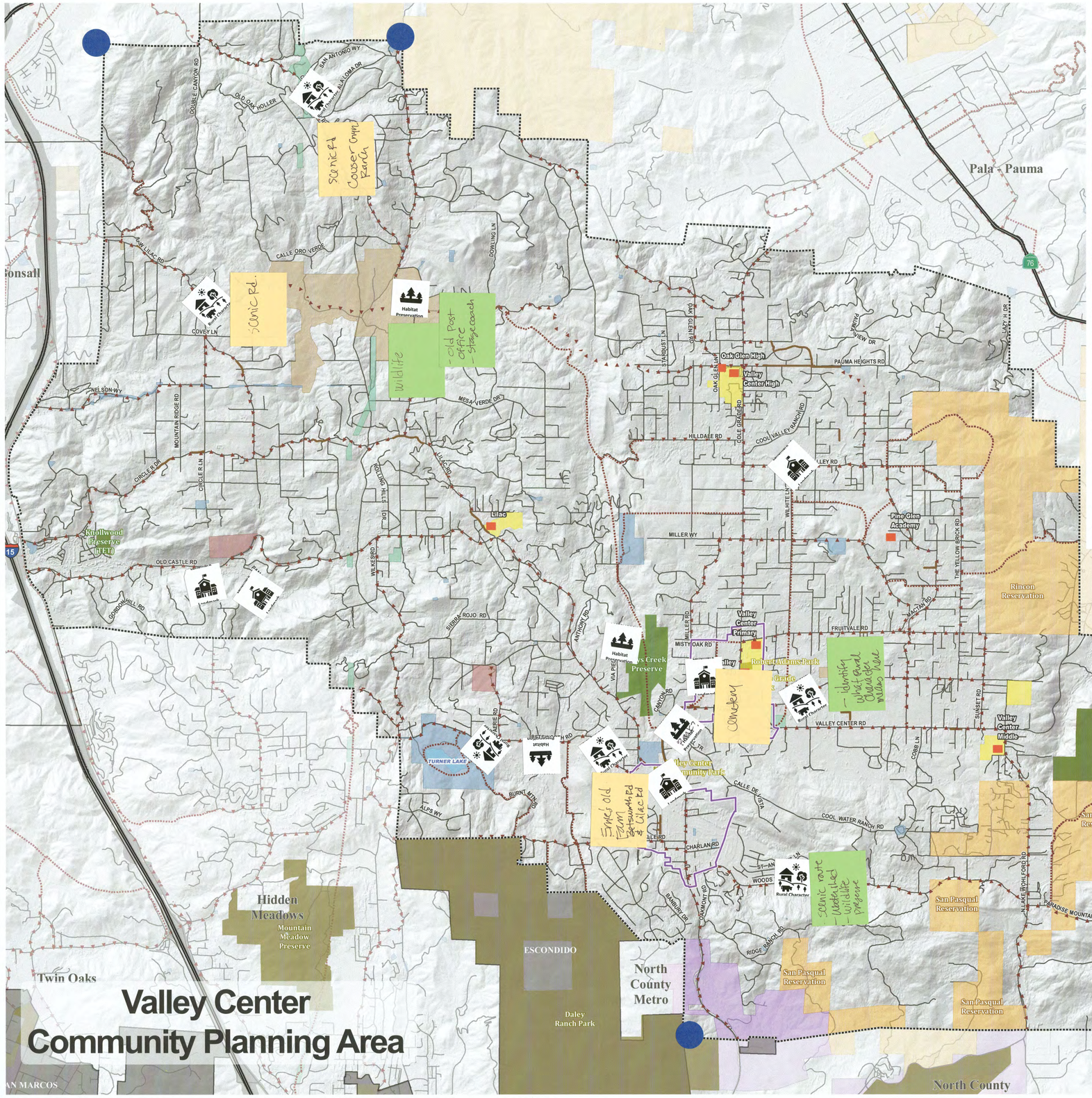
COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

- ENGAGEMENT BETWEEN DEPTS.
- AG OPPORTUNITIES - SUPPORT
- MULTI-STORY (international ex.) 1) RETAIL 2) OFFICE 3) EDUCATION 4) HOUSING.
- M/F - COLLEGRADE / VC
- THINK OUTSIDE OF BOX - RES. DESIGN/LAYOUT
- TINY HOUSE CONCEPTS - KEEP LOCALS & VETS
- ADDT'L MEDICAL FAC.
- AIRLIFT LOCATION, ISSUE.
- FIRE ST - JUST SOUTH OF H.S. (NEED COVERAGE)
- HOUSING. SF OR LOW DENSITY
- BOYS & GIRL CLUB LOCATION
- EVAC. ROUTES (EX. TO FUTURE)
  - PLANS FOR IMP. EX. ROADWAY TO ACOMD. ALL EXQUEST. TO RESIDENTIAL
- COUGAR PASS
- MIDDEN MEADOWS
- DEER SPRINGS
- MIRA DE VALLE

GROUP EXERCISE Station 4

THEME 1

visioning-existing conditions



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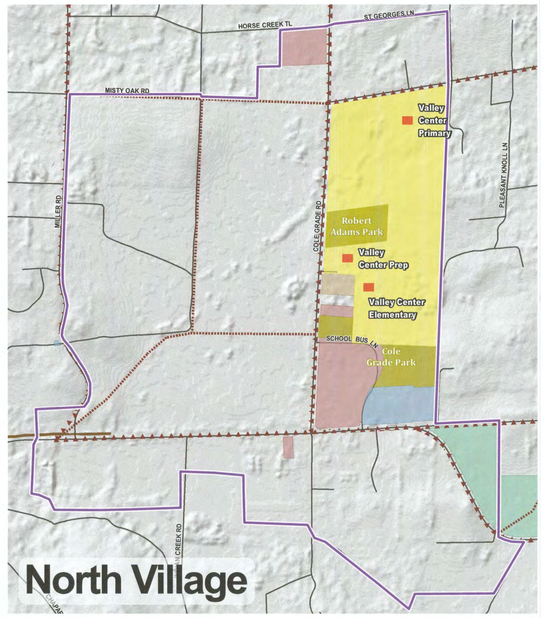
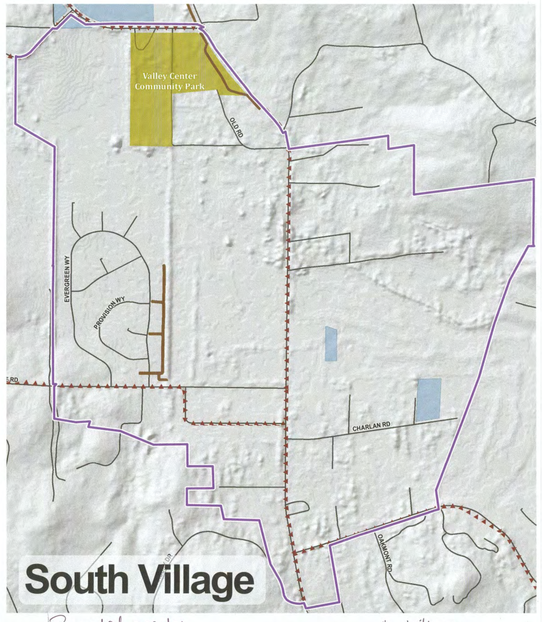
Regional Trails

- Proposed

Community Trails

- Proposed Trails
- Proposed Pathways
- Existing Trail





Rural Character
- Night sky
- Space b/w neighbors
- How you feel in the openspace
- Natural
- you can breathe
- quality
- low density
- sand barrier are antithesis

In Villages
- green areas
- walkability

N 0 0.5 1 Miles

- Country Rds (W Lilac from Lilac to Cricket)
- Preserve Oak Trees
- Lilac from ~~Bobcastle~~ to West Lilac
- Dirt Roads

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

Theme 1 - Rural character (4)

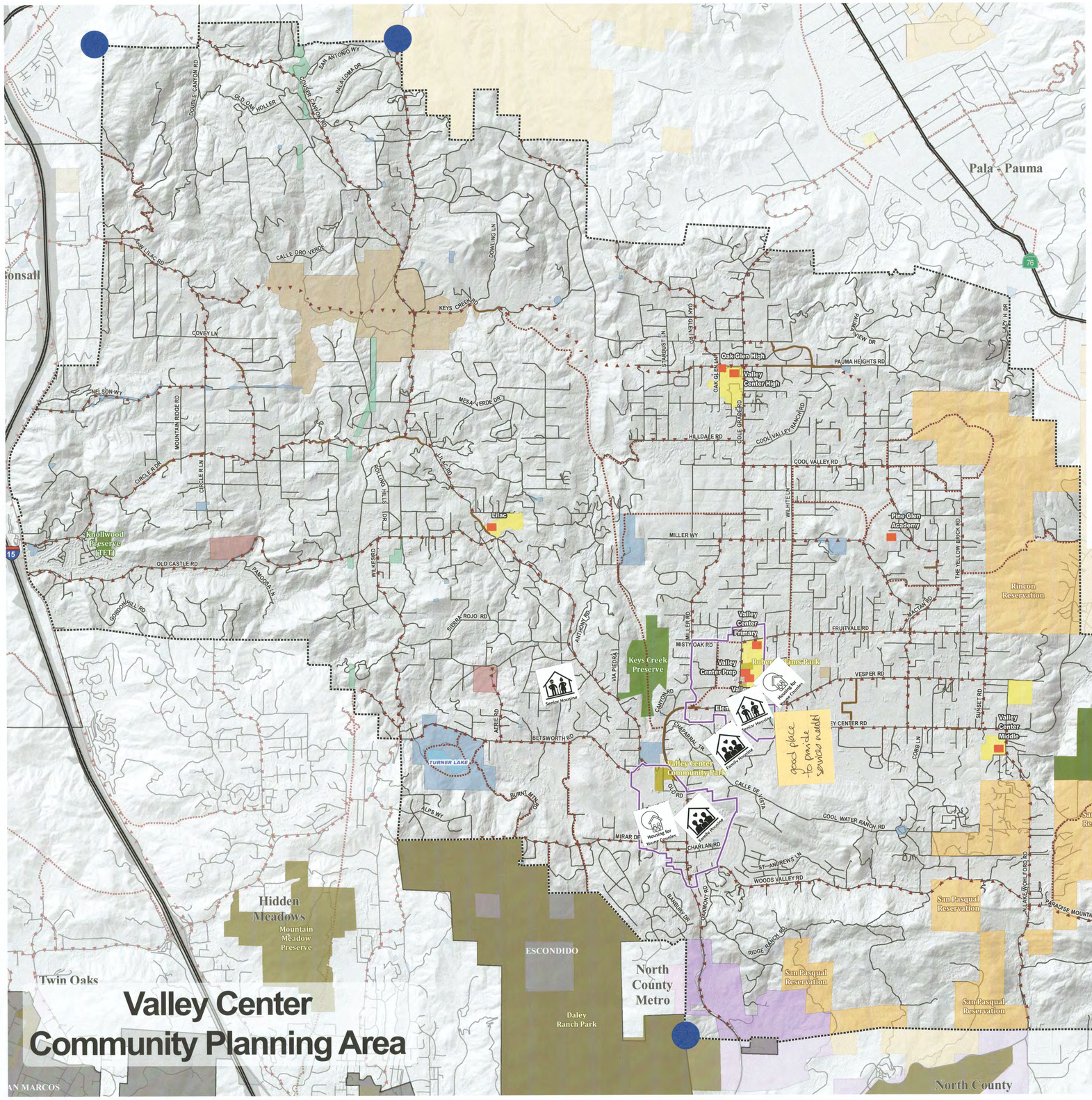
- Lilac ranch - preserve
- wildlife, (preserving) night sky, history (stage coach line, post office)
- space between neighbors, knowing your neighbors
  "friendliness" among people, break from city
  "I can breathe"
- lower density of housing
- Villages - walkability, easement, green areas
  - no sound barrier (Park circle)
  → agriculture throughout VC
- Support the RCA's for no housing
- Country roads - W. Lilac (views, oaks, bikes)
  → scenic road
- Large roads to accomodate big rigs

GROUP EXERCISE

STATION 4

THEME 2

visioning-existing conditions



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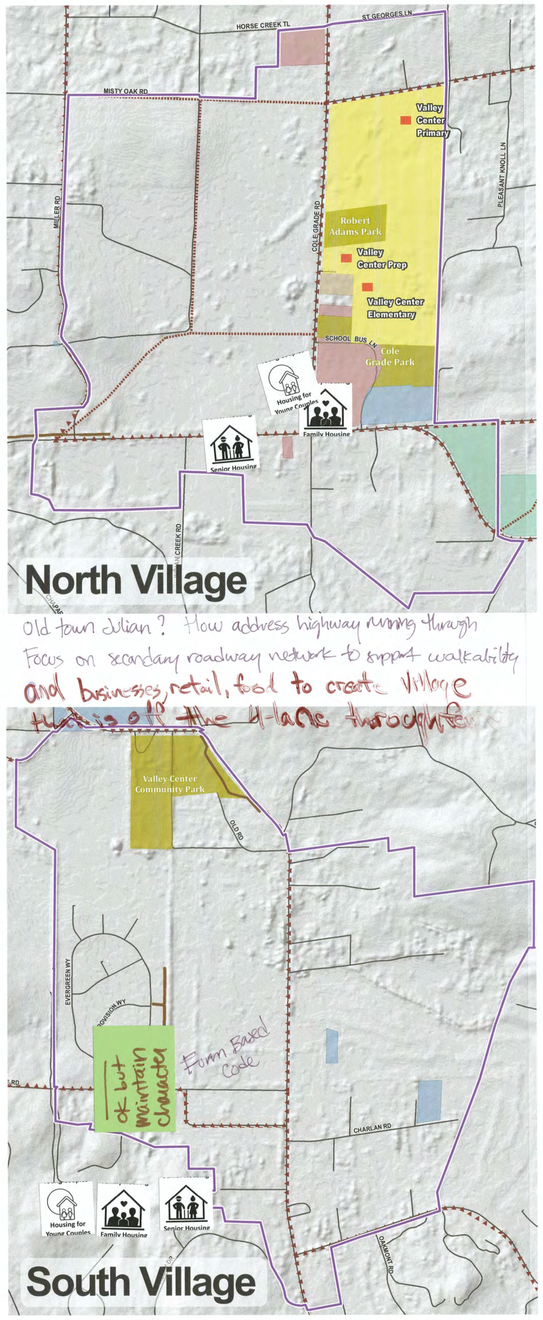


- Park Circle Project – targeted young couples
- Hideaway Lake – 55+
- Mobile Home Parks
- Retirement Homes?
- No medical center / hospital – urgent care
- Villages in theory could be good place to provide services needed for seniors & families
- Architecture that blends in
- Cap buildings to 2 story
- Farm-style, rustic, packing house

N 0 0.5 1 Miles

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

STATION 4

Theme 2 – Aging in Place

- Park circle + Orchard Run – multi age, downsize, Seniors
- Mobilehome Parks – 50+ years old
- independent living, assisted living – far from hospitals, dr offices (currently small facilites), urgent care
  → locate in villages

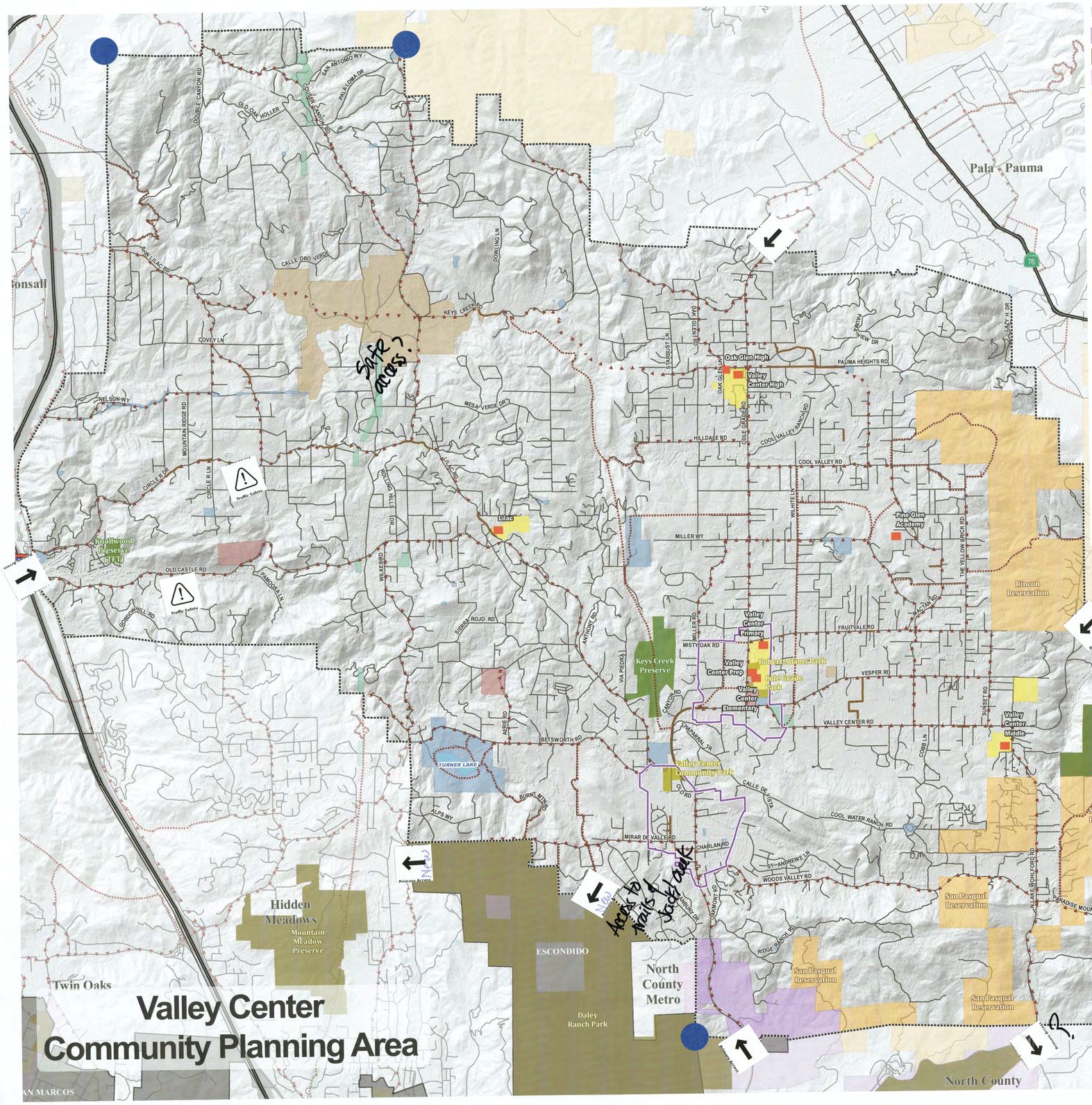
* villages – walk to grocery stores (lower speeds)
  – architectural conventions, but include more services

- No 4th story like Escondido / close to sidewalk 3 stories
- Okay with mixed use to retain historic/rural character (old CA style) – packing house, farm style, rustic
  – Old town Julian – 1-2 story, main street, shops
- Balance quality of life to retain people while growing/drawing in younger families

GROUP EXERCISE

STATION 4

THEME 3



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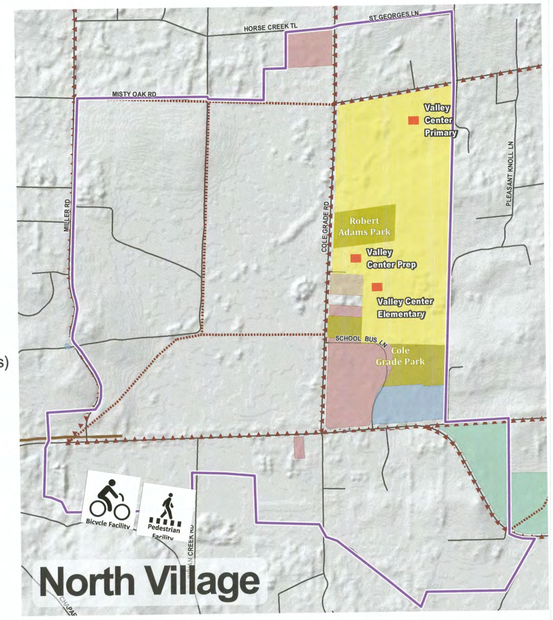
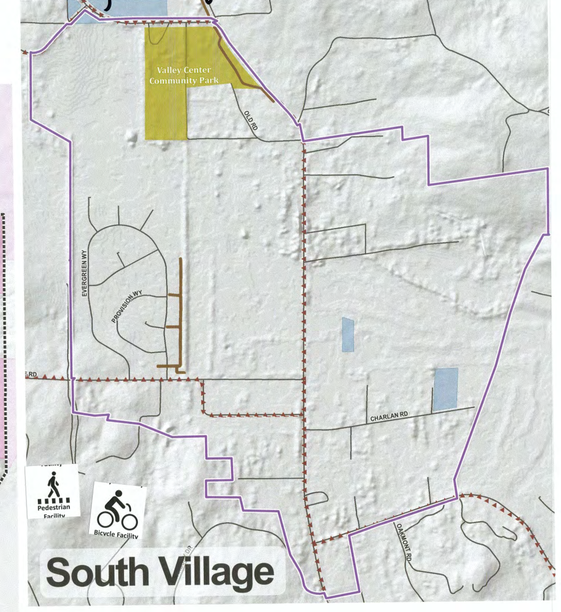


Seconday circulation network to support walking in villages



Not a lot of access
Improvements to Old Castle
119 mi of non-motorized trails – rural character
Safe evacuation – limit development

N 0 0.5 1 Miles

Colegrade Rd. – bike/ped facilities

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

STATION 4

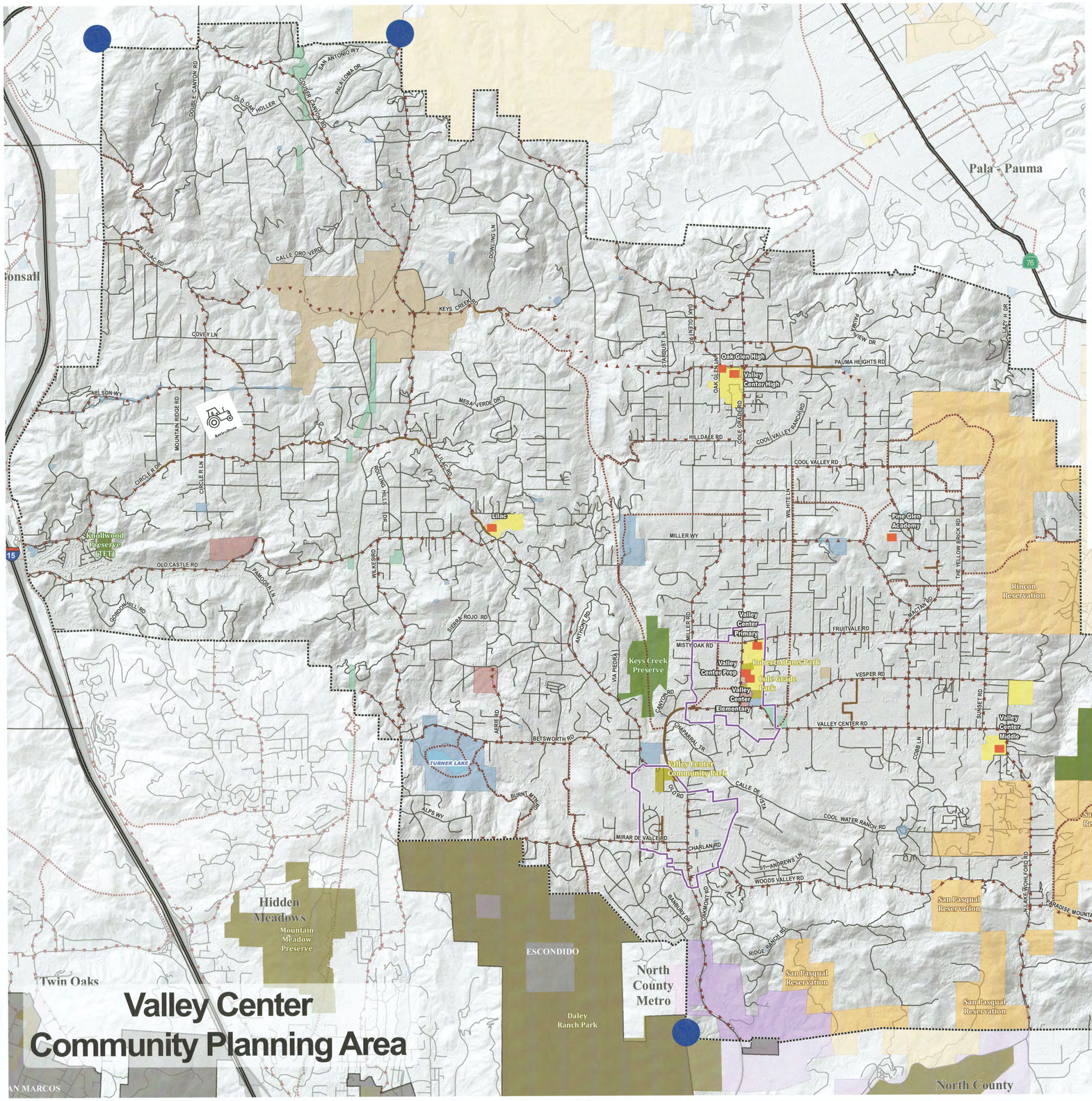
Theme 3 — Mobility + Access

- Huge issue - not a lot of access
- ~4 access points existing
  → look @ Mirar de Valle as new access point
  → connectivity to Daley Ranch / access to Jack's creek loop trail
- 9 accidents on old Castle + Lilac
- road to Hellhole canyon / access
- 119 non motorized trails - rural character
  → more equestrian trails
- Not safe to evacuate (Lilac Hills)
  — narrow roads, too many cars
- 1-15 fires causing local congestion
- no devel. until roads addressed
- balance "rural character" of narrow roads w/ wider roads / ↑ safety

GROUP EXERCISE

STATION 4

THEME 4



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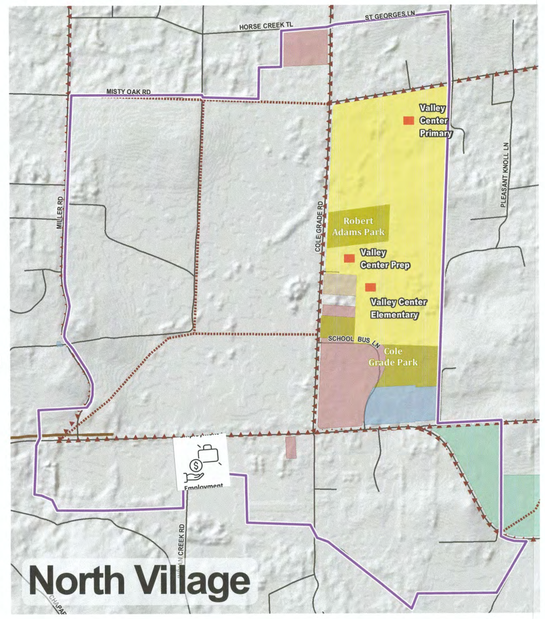

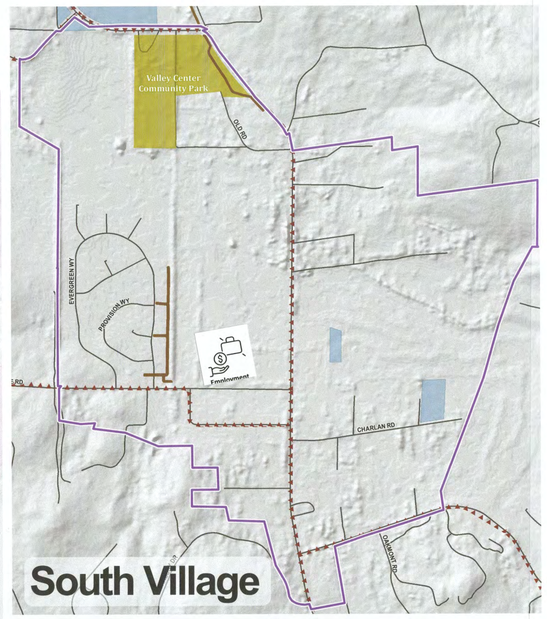

Focus Econ. Dev. in villages

- outside villages – concern w/ depletion of groundwater
- No big box stores – no greater than 30k sf
- Remote work space to telecommute
- Incentive for Ag to stay

N 0 0.5 1 Miles

STATION 4

Theme 4 – Economic Vitality

- place businesses in villages
- water usage needed for businesses
- ~~tt~~ agriculture needs water (restricted by groundwater/water district boundaries)
- No costco/big boxes, square footage bypnd ∠ 35,000
- Prefer local providers, no non-local
- no more gas stations
- library w/ remote working/place for remote working hub
- agriculture incentive to stay (watermise)