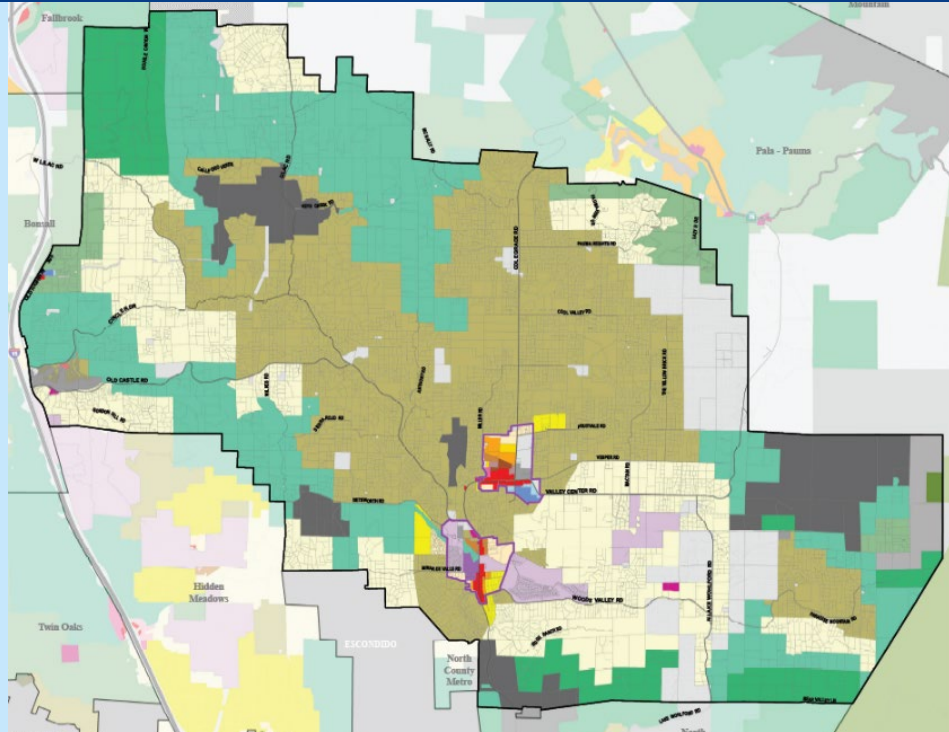


VALLEY CENTER COMMUNITY PLAN UPDATE



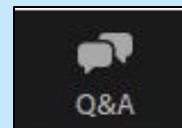
SUBAREA AND ALTERNATIVES WORKSHOP

JULY 15, 2021

MEETING LOGISTICS



To be unmuted, please click the
“Raise Hand” button to raise your
hand



Click this button to note the issue if you
are having any technical difficulties, or to
type in a project question

Se habla español. Si necesita servicios de traducción, por favor marque este
numero:

1(619) 500-8371

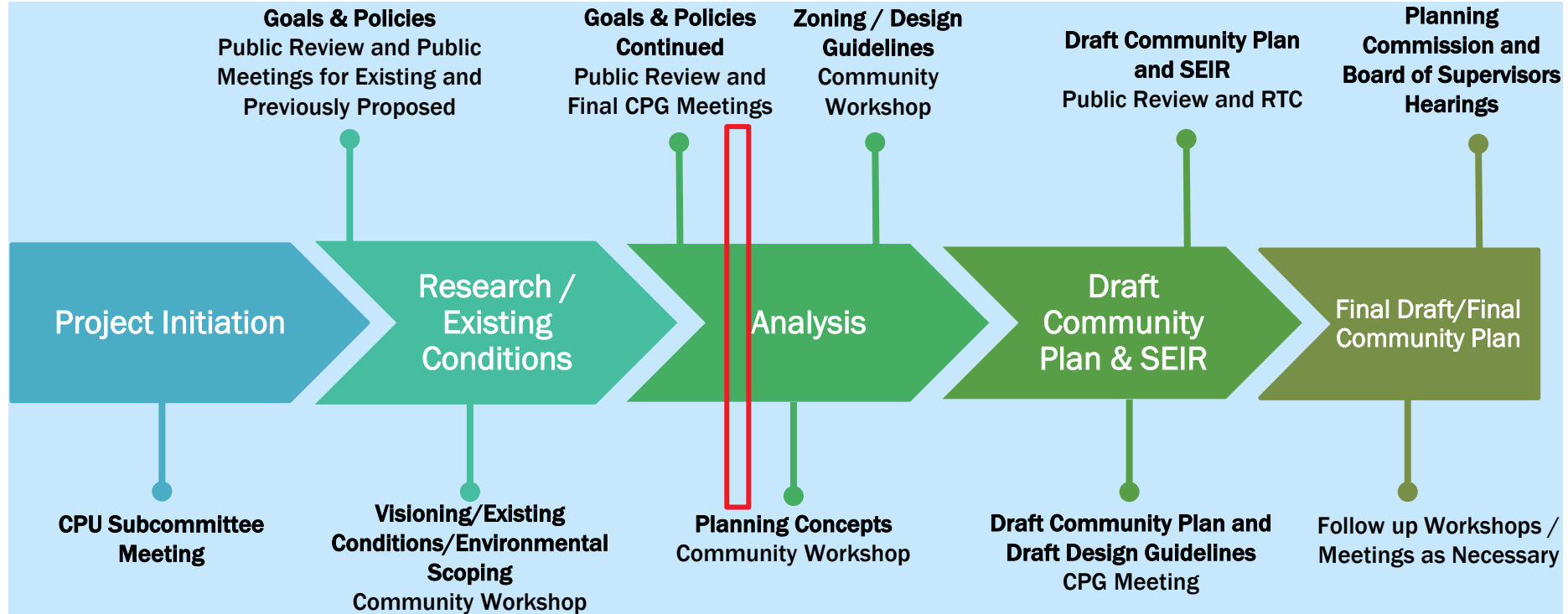
Phone Conference ID: 783 233 424#

AGENDA

- Valley Center Community Plan Update (CPU) Process to Date
- Draft Community Plan Update Guiding Principles
 - Exercise: Q&A
- Criteria for Selecting the Draft Subareas
 - Exercise: Questions on the Draft Subarea Criteria
- Draft Subareas and Alternatives
 - Exercise: Input on Draft Subareas and Alternatives
- Draft Mobility Element Changes
 - Exercise: Q&A
- Opportunities for Input and Next Steps

VALLEY CENTER COMMUNITY PLAN UPDATE (VCCPU) PROCESS TO DATE

PROJECT PROCESS OVERVIEW



Key:

CPU: Community Plan Update

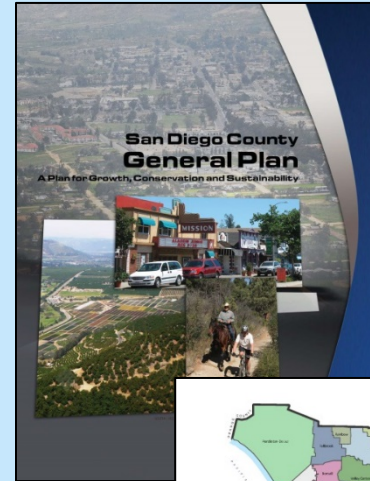
CPG: Community Planning Group

SEIR: Supplemental Environmental Impact Report

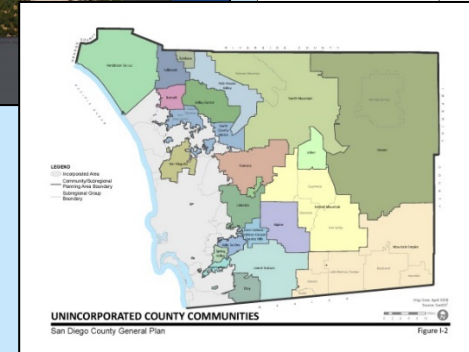
RTC: Response to Comments

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)



Valley Center Community Plan San Diego County General Plan	
Adopted December 31, 1979 GPA 14-02 Amended April 17, 2002 GPA 31-01	
Adopted August 3, 2011	
Amended November 18, 2015 – GPA14-001	
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	46
Chapter 6 – Conservation	50
Chapter 7 – Open Space	56
Parks and Recreation	56
State 15 Corridor Subregional Plan	61



OUTREACH TO DATE

- Previous Meetings
 - VCCPU Kick Off Workshop (January 2019)
 - VCCPU Subcommittee Meetings/Workshops (August 2019, January 2020)
 - Input exercise focused on subarea development – August 2019
 - Goals and Policies public review – January-February 2020
 - VCCPU NOP Scoping/Visioning-Existing Conditions Meeting (February 2020)
 - Input exercise focused on subarea development
 - VCCPU Subcommittee Meetings on Goals and Policies (September 2020-January 2021)
 - VCCPU CPG Meetings on Goals and Policies (March – April 2021)



GOALS AND POLICIES FOR THE CPU – WORKING DRAFT

- Subcommittee Deliberations: September 2020 – January 2021
- CPG Deliberations: March – April 2021
- Result: Working Draft Goals and Policies
 - Posted on the project website

Valley Center CPU – Draft Goals and Policies Post-Community Planning Group (CPG) Deliberations

LAND USE ELEMENT/CHAPTER

Land Use – Community Character

<u>Matrix Item #</u>	<u>Goals</u>
8	1. A pattern of development that conserves Valley Center's natural beauty and resources and retains Valley Center's rural character.
80	2. Provide for a "dark sky" which would retain the rural setting and not detract from astronomical research at Palomar Mountain.
9	3. A pattern of development that accommodates people of diverse ages, lifestyles, occupations, and interests with opportunities for village, semi-rural and rural living.
234	4. Emphasize diversity of lot sizes, shapes, and architectural genres outside of the Villages.
	<u>Policies</u>
174	1. Designs for major subdivisions should follow guidance in the County's Residential Subdivision Design Guidelines in order to achieve community character compatibility.
235	2. Emulate the pattern of diverse home site designs and home styles that characterize neighborhoods of custom homes.
148	3. Require contextually sensitive rural planning and design in all land use designations. Projects should treat the following components as assets and demonstrate how they are incorporated into the project design: natural topography, rock outcroppings, mature indigenous trees and native vegetation.

Land Use – Villages

	<u>Goals</u>
176	1. Two compact "town centers" provide local shopping and services, central gathering places for public community activities, and expanded options for housing.

DRAFT GUIDING PRINCIPLES

DRAFT OBJECTIVES/GUIDING PRINCIPLES (SLIDE 1 OF 2)

- Reinforce the existing semi-rural and agricultural character of the community in the planning and design of new development projects.
- Reduce greenhouse gas emissions and vehicle miles traveled in Valley Center by focusing new commercial, mixed use, and higher density residential uses within the North and South Villages.
- Avoid sprawling development patterns and reduce public costs of infrastructure by steering growth near existing infrastructure and services.
- Reduce risks associated with wildfires through effective planning of new development locations and through collaboration with fire protection agencies and fire safe councils serving Valley Center. 10

DRAFT OBJECTIVES/GUIDING PRINCIPLES (SLIDE 1 OF 2)

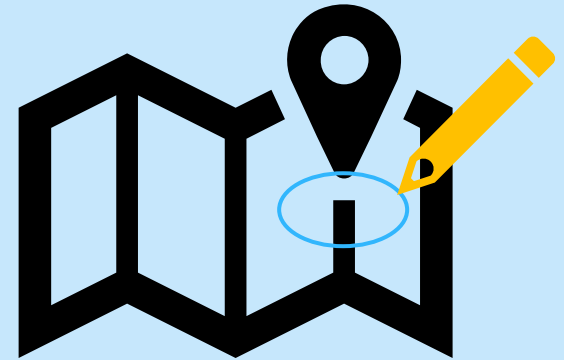
- Preserve Valley Center's treasured natural habitats with a focus on onsite preservation and maximizing the size and connectivity of preserved wildlife corridors.
- Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns.
- Support agriculture by buffering incompatible uses from agricultural operations and maintaining zoning practices to encourage agricultural operations in Semi-Rural and Rural Lands.

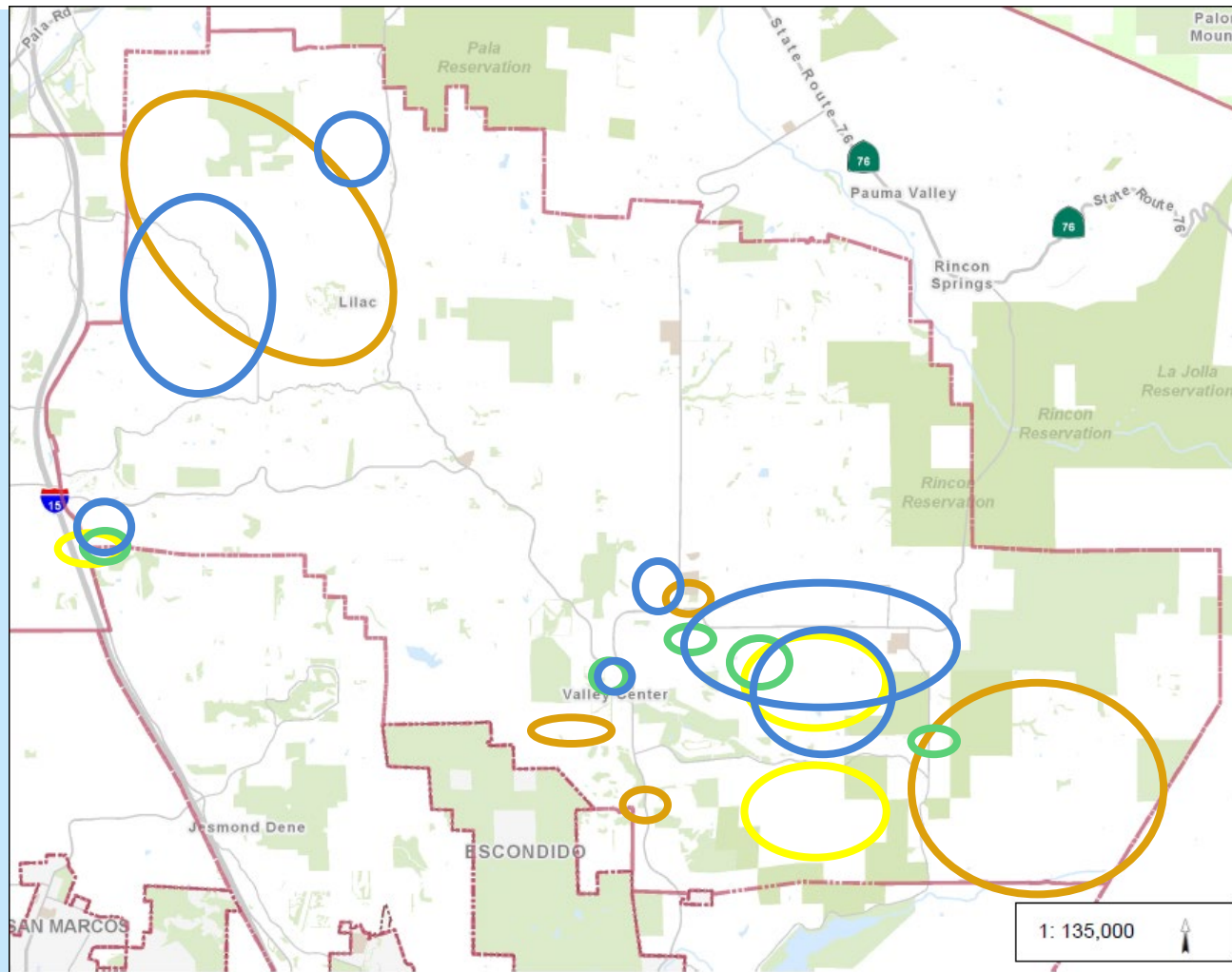
-
- Any questions on the purpose of these?
 - Do you think these cover the main objectives, at a high level?

CRITERIA FOR SELECTING DRAFT SUBAREAS

WHAT IS A SUBAREA?

- A focused area studied for potential land use and zoning designation changes.
- May include:
 - Areas where public input and/or new information justifies reconsideration
 - Opportunities to better align land use with constraints
 - Areas affected by development and/or changes to infrastructure/service proximity or availability
- Multiple alternatives developed for subareas





AREAS CONSIDERED FOR SUBAREAS

LEGEND

- Community Plan Area
- Requests for subarea consideration during the CPU process
- Requests for consideration not related to General Plan land use designations or zoning designations
- Specific Plan Area issues (expired or other circumstances)
- Other areas considered

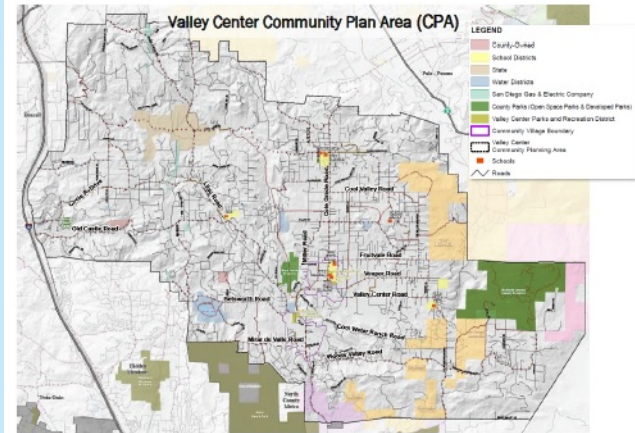
PUBLIC REVIEW INPUT – ADDITIONAL AREAS TO CONSIDER

Opportunity to provide recommendations on additional areas for subarea consideration

- Location/reasons/changes foreseen
- Connection to criteria for selecting subareas

Valley Center Subarea Exercise

Instructions: Circle areas on the map of the CPA and Villages that you suggest as additional areas for subarea consideration. Adding any additional location reference information (cross streets, addresses, assessor parcel numbers) in the space provided below the map will be helpful.



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?:

CRITERIA FOR SELECTING SUBAREAS

- **Public input**
- **Community context**
- **Addressing necessary mapping updates**
- **Addressing areas affected by significant changes (currently being implemented and/or near future)**
- **General Plan Guiding Principles and mapping practices**
- **Opportunities and Constraints to density/intensity change**

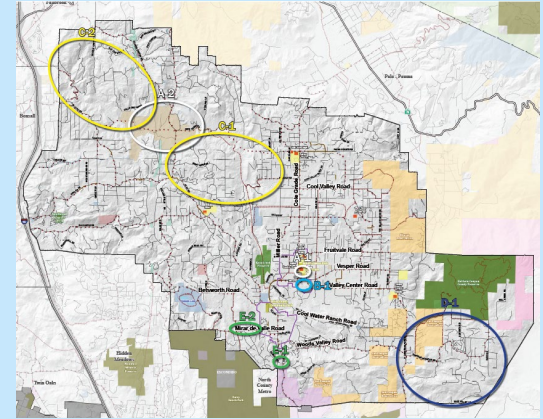
CRITERIA – PUBLIC INPUT



Group exercise at the first Goals and Policies workshop



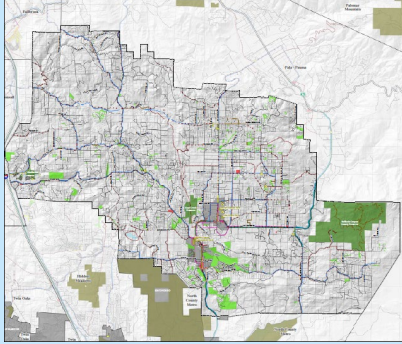
Group exercise at the Visioning/Existing Conditions workshop



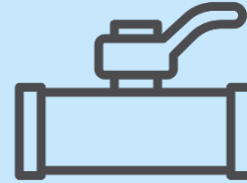
Results from the subarea identification exercise as part of the input gathered from the first Goals and Policies workshop

CRITERIA – PUBLIC INPUT

Infrastructure availability and timing considerations:



Consider established road network; limit upzoning that would heavily rely on currently unbuilt access

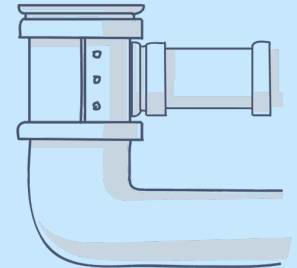


Septic feasibility issues in areas of high groundwater

Desire for improved mobility and evacuation options



Direct additional density towards areas with existing infrastructure and/or feasible infrastructure expansion.



CRITERIA – PUBLIC INPUT

- Multi-family housing and missing middle housing types in the Villages
- Varying uses and services available in Villages



Look at sites that could be focal points for pedestrian activity and Village atmosphere



Establish multiple subareas in the Villages; look at areas that haven't built out.



CRITERIA – PUBLIC INPUT

Maintenance of rural character and natural landscapes:

Preserve corridors of oak woodlands and riparian corridors



Support agriculture by not further limiting agricultural uses and accessory uses



Develop alternatives that will facilitate clustering and preservation of large contiguous open space areas



GP/zoning delineation that reflects highly constrained areas

CRITERIA– COMMUNITY CONTEXT

- Faster growth in the 65+ age group
- Limited housing types
- Auto-oriented transportation
 - “Bedroom community” (more housing than jobs)
 - Longer car trips to jobs/services

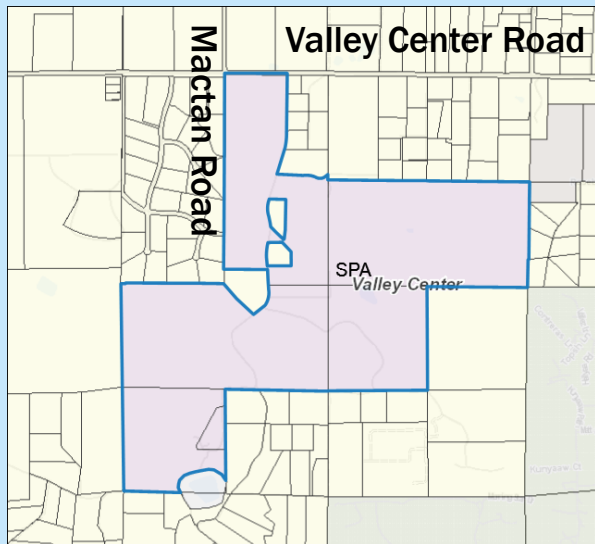


View of two people walking along Heritage Trail

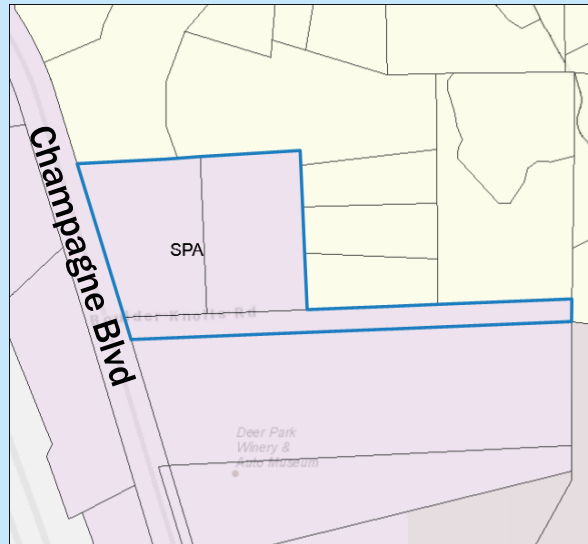


Park Circle development in progress

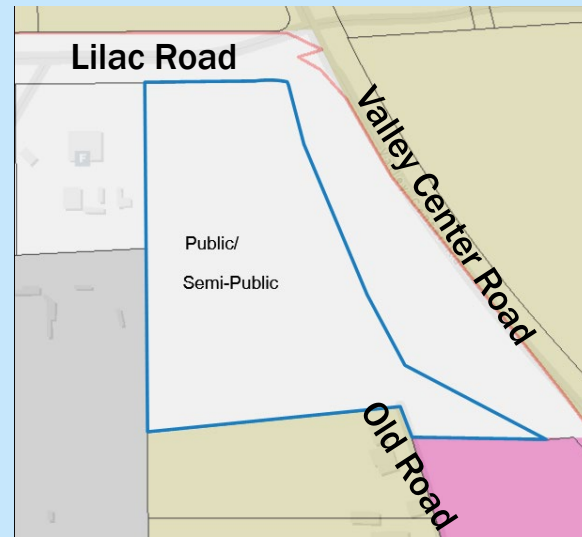
CRITERIA – NECESSARY MAPPING UPDATES



Live Oak Ranch Specific Plan Area



Champagne Gardens Specific Plan Area

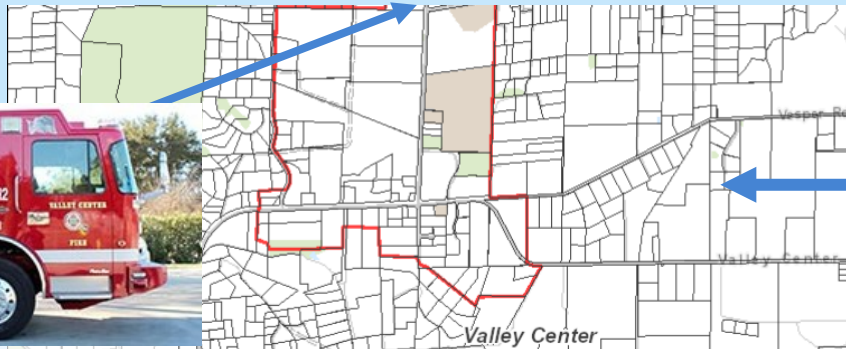


Former Parks District property

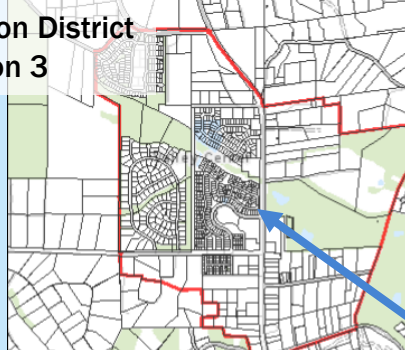
CRITERIA – AREAS AFFECTED BY SIGNIFICANT CHANGES



VC Fire Protection District
Proposed Station 3



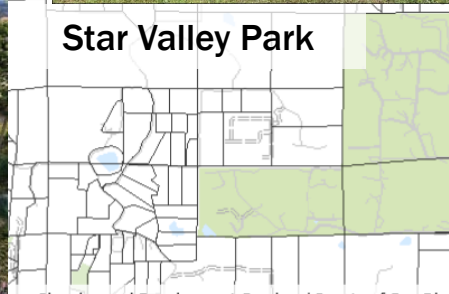
Valley Center



Park Circle



Star Valley Park



CRITERIA – GENERAL PLAN GUIDING PRINCIPLES AND MAPPING PRACTICES

- **Directing increased density and expanded uses toward existing infrastructure**
 - Connection to Guiding Principle 2
- **Accounting for physical constraints and the preservation of sensitive habitats**
 - Connection to Guiding Principle 4



Intersection of Cole Grade Road and Valley Center Road



Valley landscape (SD County General Plan)

CRITERIA – GENERAL PLAN GUIDING PRINCIPLES AND MAPPING PRACTICES

- **Preserving agriculture; zoning practices to allow varied agricultural operations and ag-supporting businesses**
 - Connection to Guiding Principle 8
- **Improving multi-modal transportation**
 - Connection to Guiding Principle 6

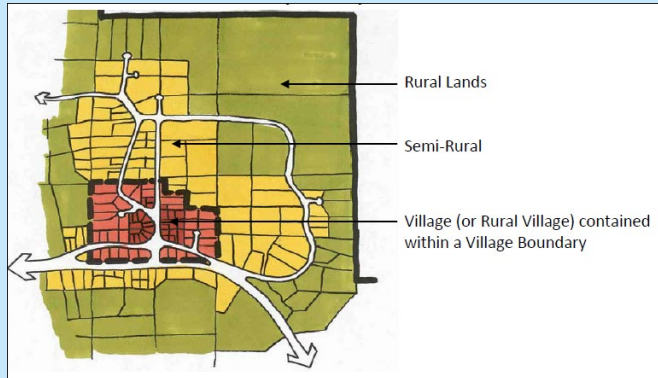


Greenhouse in the County



Equestrian and bike trail

CRITERIA – GENERAL PLAN GUIDING PRINCIPLES AND MAPPING PRACTICES



Community Development Model

- Proposing/recommending allowed densities and intensities that are feasible (“what you see is what you get” LU-1.9)
- Community Development Model

CRITERIA – OPPORTUNITIES AND CONSTRAINTS TO DENSITY/INTENSITY CHANGE

- Opportunities Examples

- Infrastructure availability
- Proximity to existing and planned public road network, transit and active transportation options
- Previously cleared/graded sites
- Proximity to services and existing commercial areas
 - Schools
 - Parks and recreation areas
 - Fire stations
 - Grocery and other food and beverage options
 - Medical care
 - Libraries, community centers, and other public services



Adams Park

Valley Center Assets and Opportunities

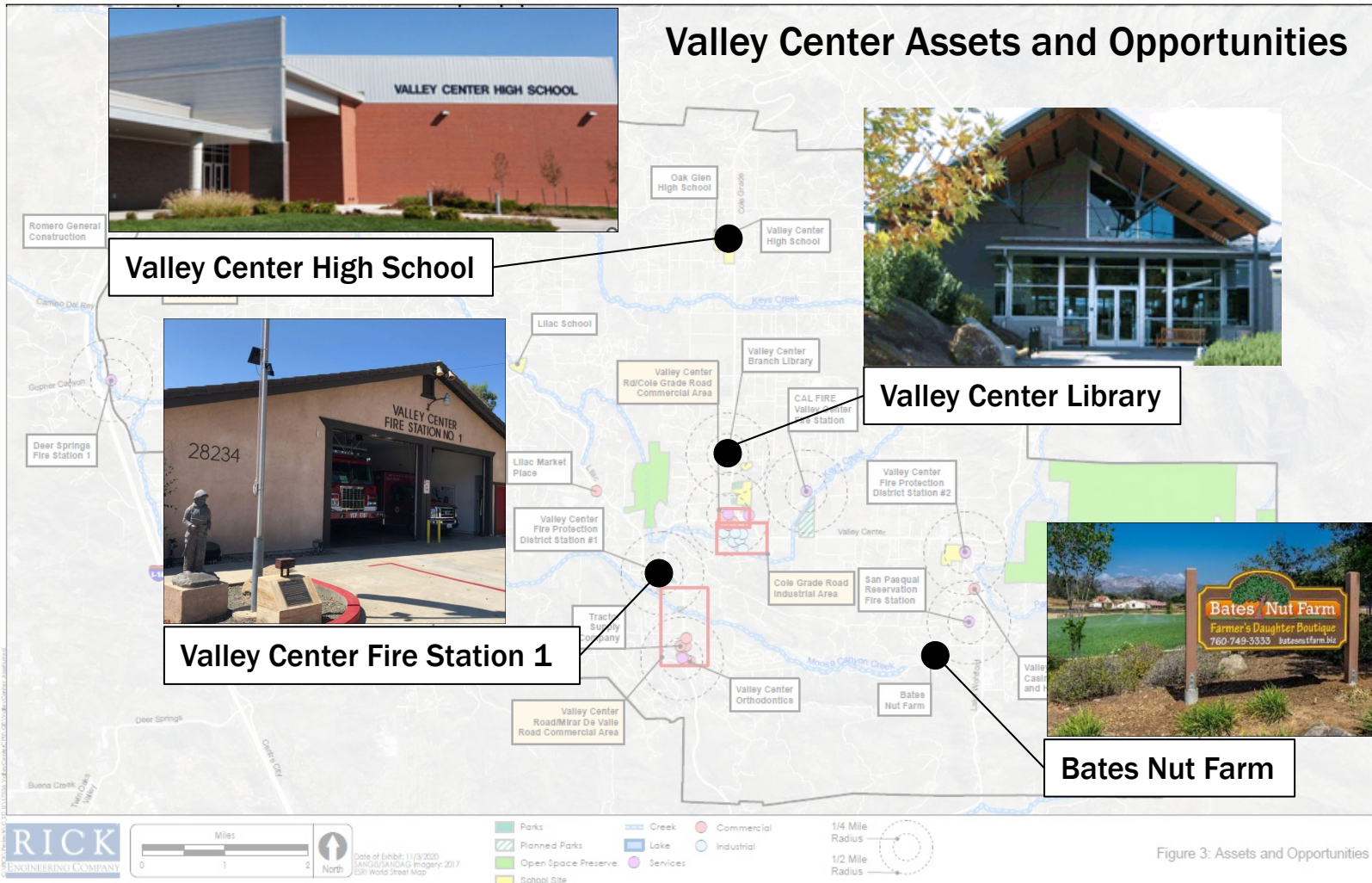


Figure 3: Assets and Opportunities

CRITERIA – OPPORTUNITIES AND CONSTRAINTS TO DENSITY/INTENSITY CHANGE

- **Constraint Examples**

- Sensitive habitats
- Steep slopes
- Creek corridors and other wetlands
- Floodplains/floodways
- Prime agricultural lands
- Fire hazards
- Access limitations
- Infrastructure limitations

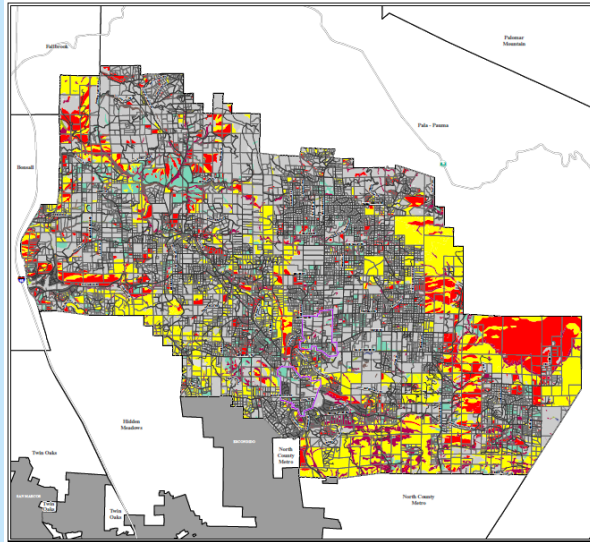


Hillside of southern mixed chaparral in Valley Center

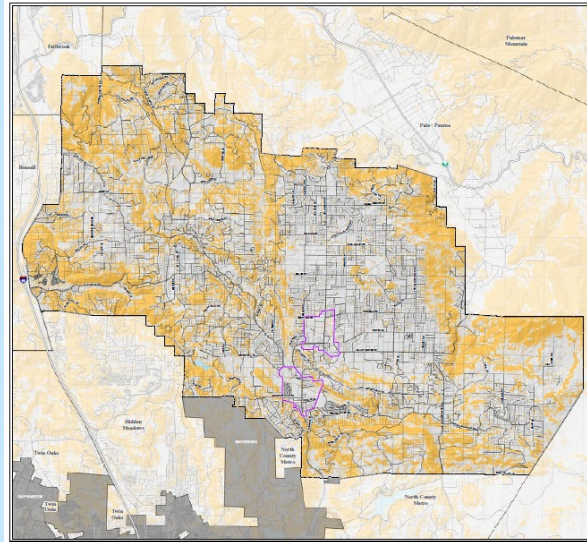


Orange grove in Valley Center

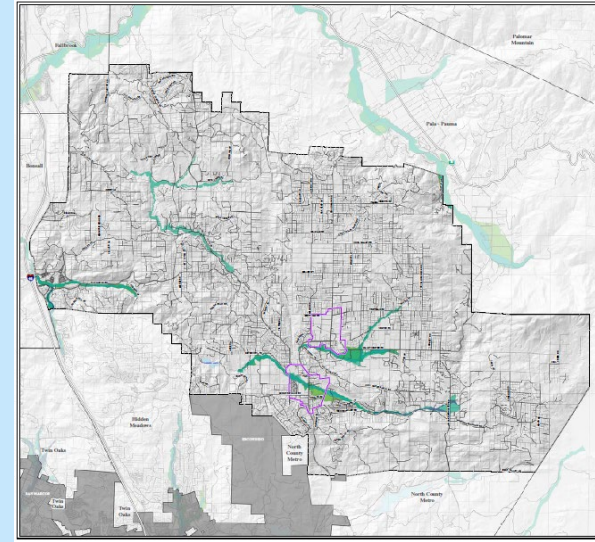
CRITERIA – OPPORTUNITIES AND CONSTRAINTS TO DENSITY/INTENSITY CHANGE



Vegetation



Slope Greater than 25%






Floodway/Floodplain

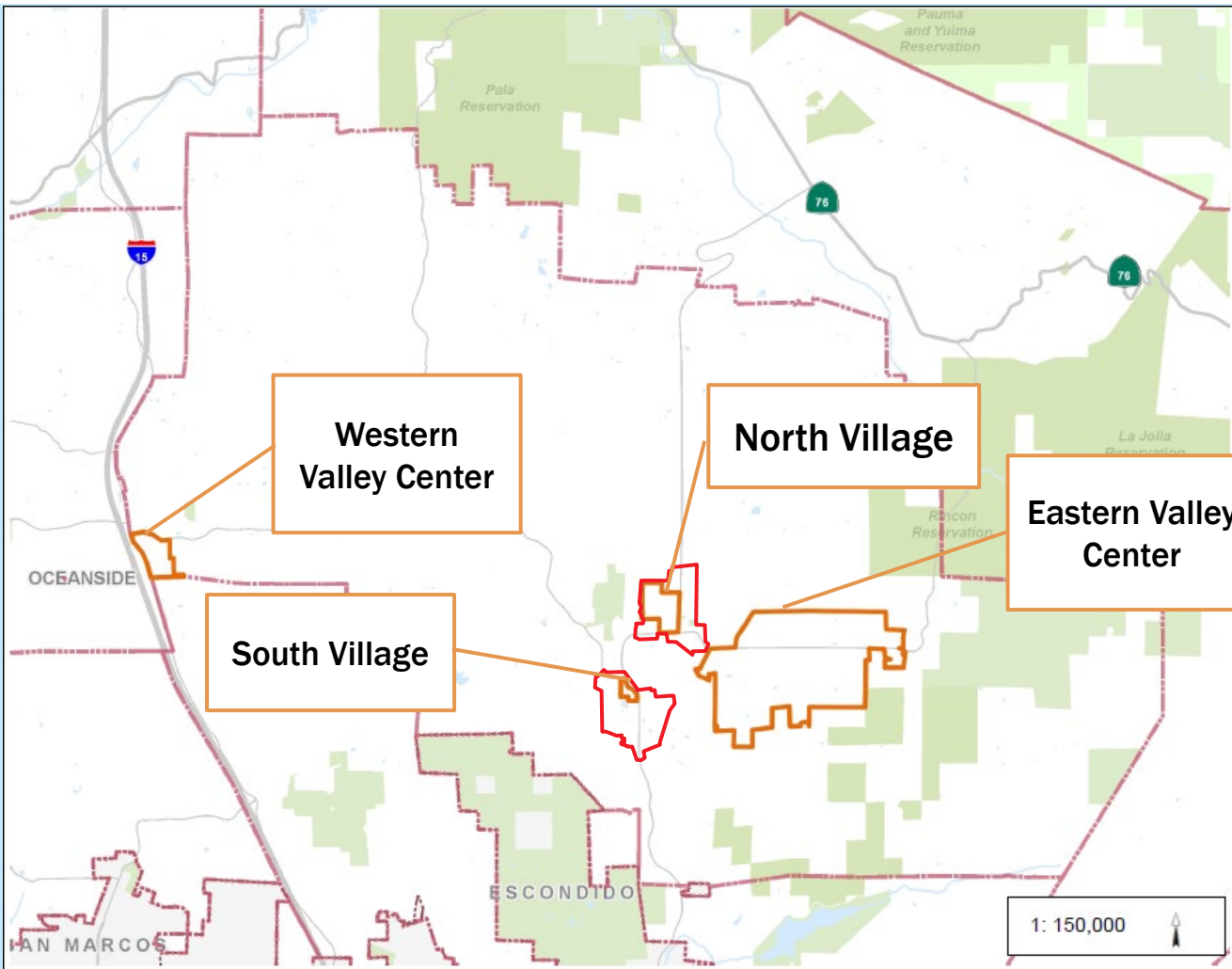
QUESTIONS ON THE DRAFT SUBAREA CRITERIA?

DRAFT SUBAREAS AND ALTERNATIVES

DRAFT SUBAREAS

LEGEND

-  Community Plan Area
-  Villages
-  Draft Valley Center CPU Subareas



GOALS AND POLICIES TO CONSIDER – NORTH VILLAGE DRAFT SUBAREA

GENERAL PLAN

LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.

DRAFT COMMUNITY PLAN

Policy: Concentrate new Industrial, General Commercial, Office Professional, Mixed Use, and compact residential development in Village areas where uses and densities have been intensified in accord with existing and planned infrastructure, services and amenities.

Policy: Encourage preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.

Draft North Village Subarea Existing Designations Discussion

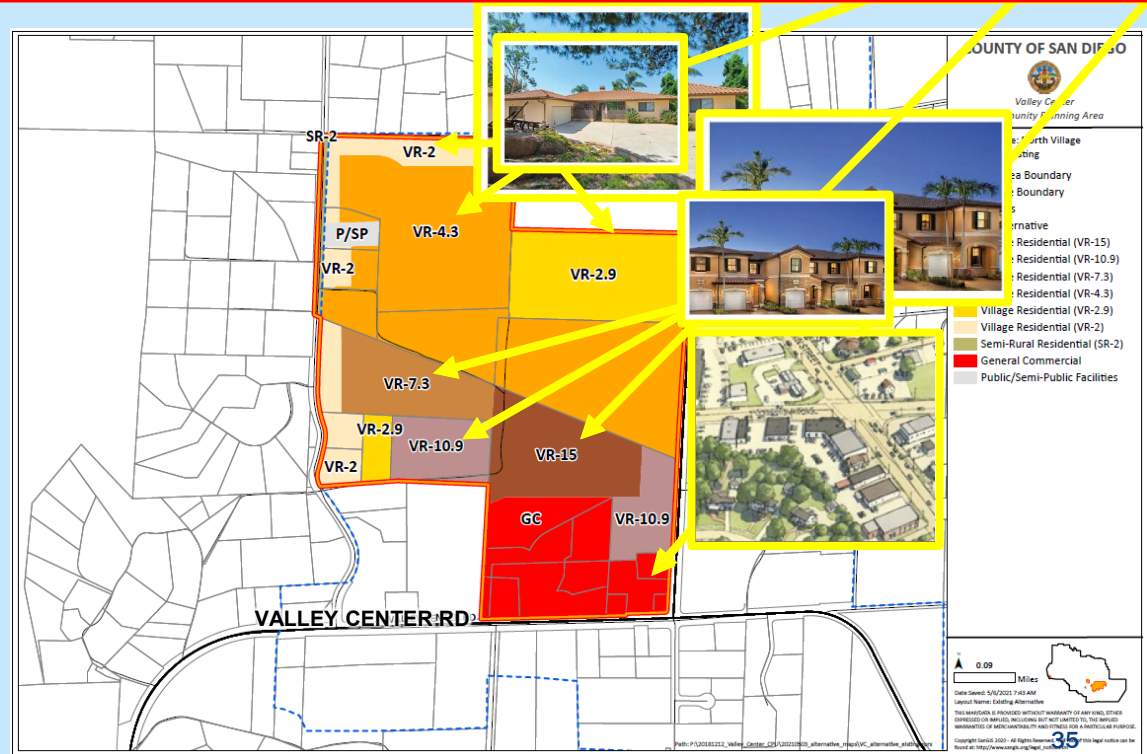


Existing designations

- General Commercial, VR-15, VR-10.9, VR-7.3, VR-4.3, VR-2.9, VR-2, and Public/Semi-Public
- All VR designation numbers are dwelling units per acre.

What are your thoughts on the locations of the commercial and the higher residential densities?

Where should the highest Village densities be located?



SUBAREAS INPUT EXERCISE/DISCUSSION

Goal and Policy Considerations

GENERAL PLAN

LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.

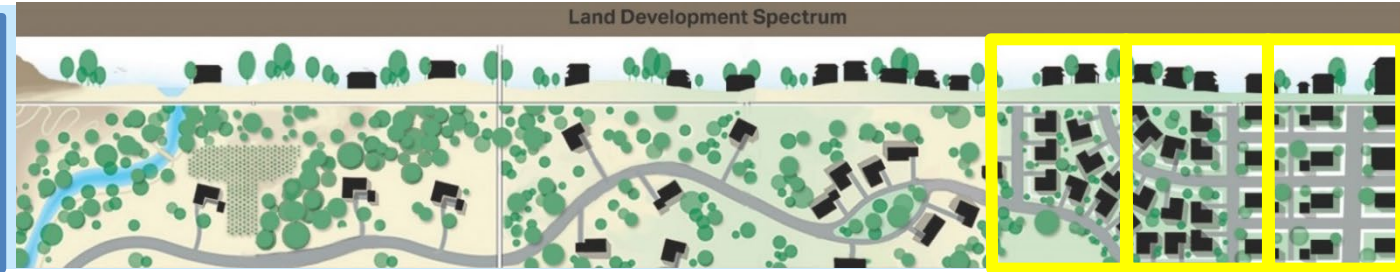
DRAFT COMMUNITY PLAN

Policy: Concentrate new Industrial, General Commercial, Office Professional, Mixed Use, and compact residential development in Village areas where uses and densities have been intensified in accord with existing and planned infrastructure, services and amenities.

Policy: Encourage preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.

- Which of these policies would be your highest priority in evaluating potential alternatives for the subarea?
- Feel free to share your thoughts on how we apply these or other policies to the subarea analysis.

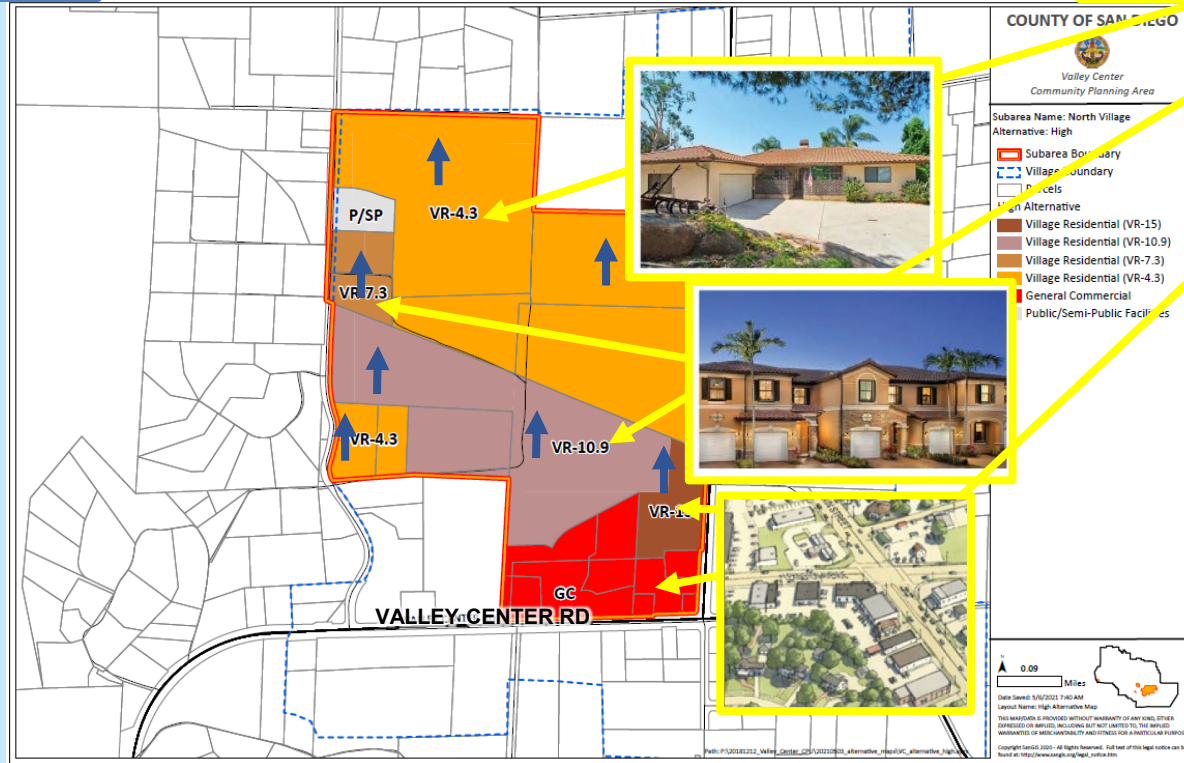
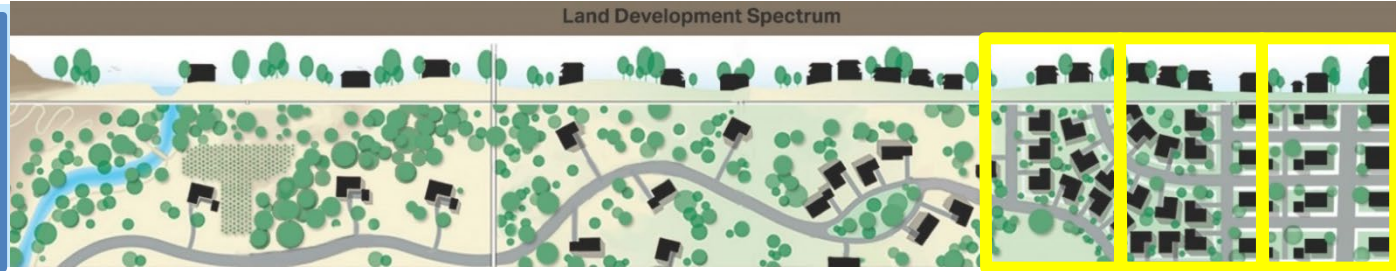
Draft North Village Subarea Low Alternative - Designations



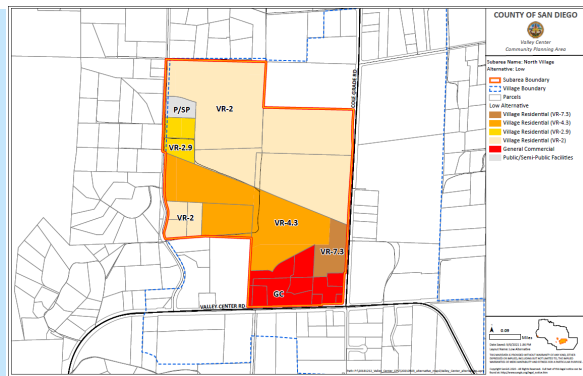
The diagram illustrates the 'Land Development Spectrum' with a horizontal axis. From left to right, it shows: a rural landscape with a river, scattered houses, and trees; a suburban landscape with winding roads, more houses, and trees; and a dense urban landscape with a grid street pattern, many houses, and less green space. A yellow box highlights the transition from the suburban to the dense urban stage.



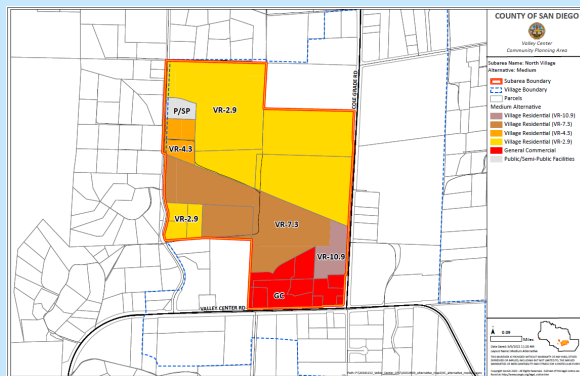
Draft North Village Subarea High Alternative - Designations



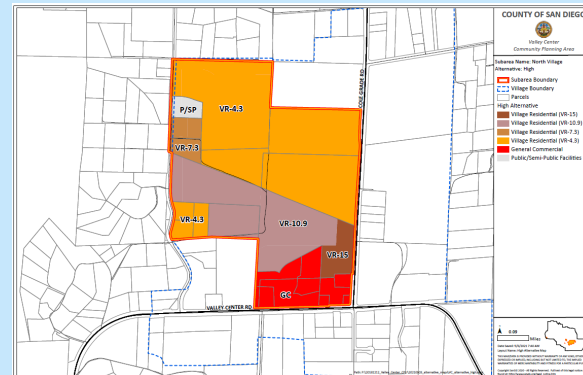
QUESTION FOR ALTERNATIVES



Low Alternative



Medium Alternative



High Alternative

- Looking at the locations of commercial designations and range and location of residential densities, can you think of anything missing in the current draft alternatives?
- Are there areas that you feel should have higher or lower residential densities than the options in the alternatives?
- Let us know if you have comments on commercial use types you'd like to see in this area or commercial use types you think are not appropriate in this area.

GOALS AND POLICIES TO CONSIDER – DRAFT SOUTH VILLAGE SUBAREA

GENERAL PLAN

LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

DRAFT COMMUNITY PLAN

Policy: Concentrate new Industrial, General Commercial, Office Professional, Mixed Use, and compact residential development in Village areas where uses and densities have been intensified in accord with existing and planned infrastructure, services and amenities.

Policy: To promote unimpeded traffic flow in commercial areas, minimize direct access points to Mobility Element roads by recommending that new commercial development provide indirect access through the use of existing road access points, loop or frontage roads, common driveways or similar means.

Draft South Village Subarea Existing Designations Discussion



Semi-Rural 2 (SR-2)

Semi-Rural 2 (SR-2)

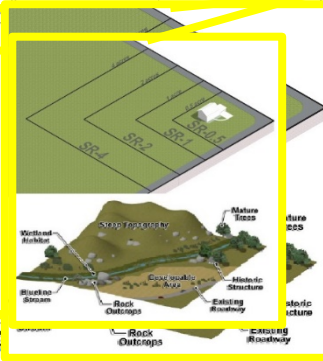


P/SP

SR-2

RC

OLD RD



COUNTY OF SAN DIEGO



Area Name: South Village
 Alternative: Existing
 Subarea Boundary
 Village Boundary
 Parcels
 Existing Alternative
 Semi-Rural Residential (SR-2)
 Rural Commercial
 Public/Semi-Public Facilities

Existing designations

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

Does the existing SR-2 density fit with Village densities and uses?

What options should be considered for the former Parks District property on the northern end?

SUBAREAS INPUT EXERCISE/DISCUSSION

Goal and Policy Considerations

GENERAL PLAN

LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

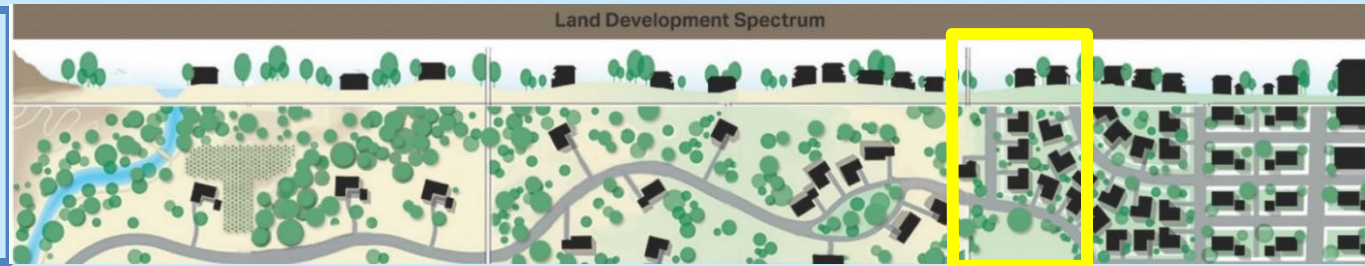
DRAFT COMMUNITY PLAN

Policy: Concentrate new Industrial, General Commercial, Office Professional, Mixed Use, and compact residential development in Village areas where uses and densities have been intensified in accord with existing and planned infrastructure, services and amenities.

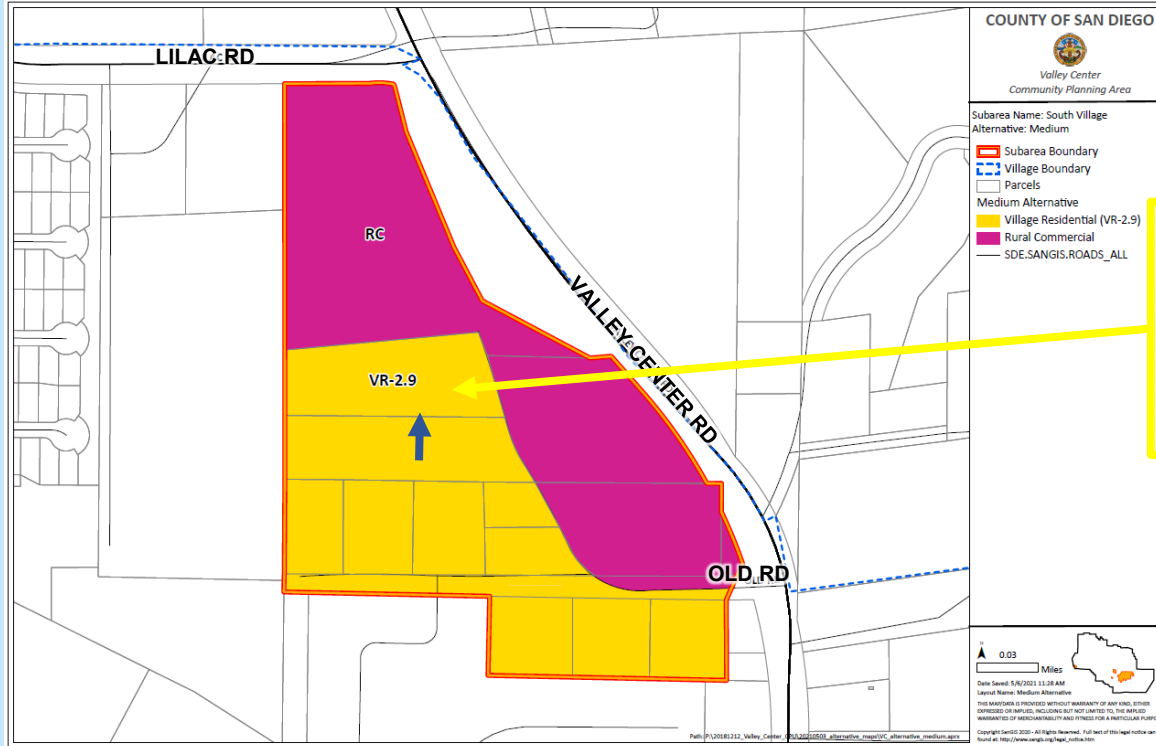
Policy: To promote unimpeded traffic flow in commercial areas, minimize direct access points to Mobility Element roads by recommending that new commercial development provide indirect access through the use of existing road access points, loop or frontage roads, common driveways or similar means.

-
- Which of these policies would be your highest priority in evaluating potential alternatives for the subarea?
 - Feel free to share your thoughts on how we apply these or other policies to the subarea analysis.

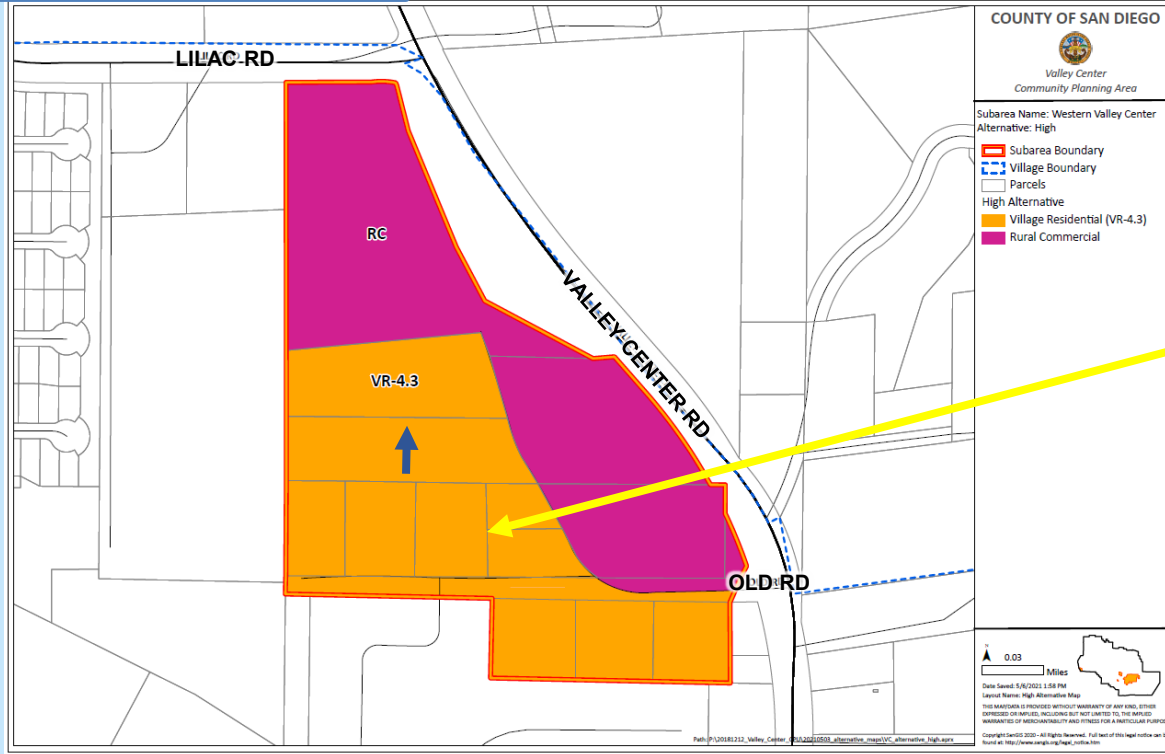
Draft South Village Subarea Low Alternative - Designations



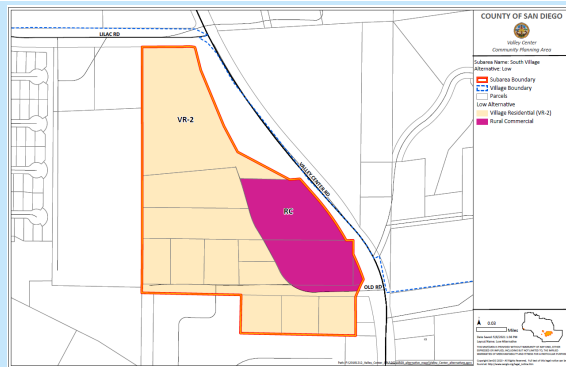
Draft South Village Subarea Medium Alternative - Designations



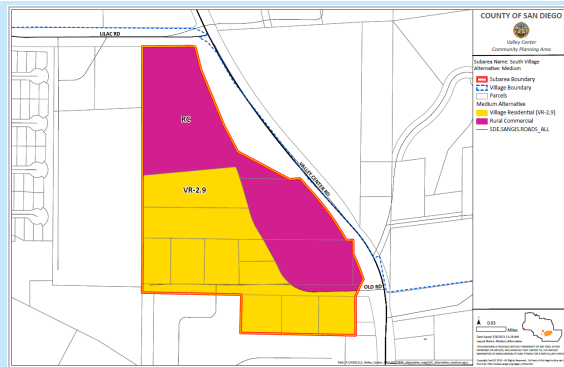
Draft South Village Subarea High Alternative - Designations



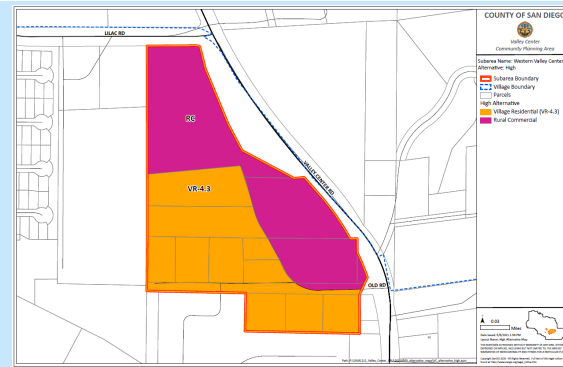
QUESTION FOR ALTERNATIVES



Low Alternative



Medium Alternative

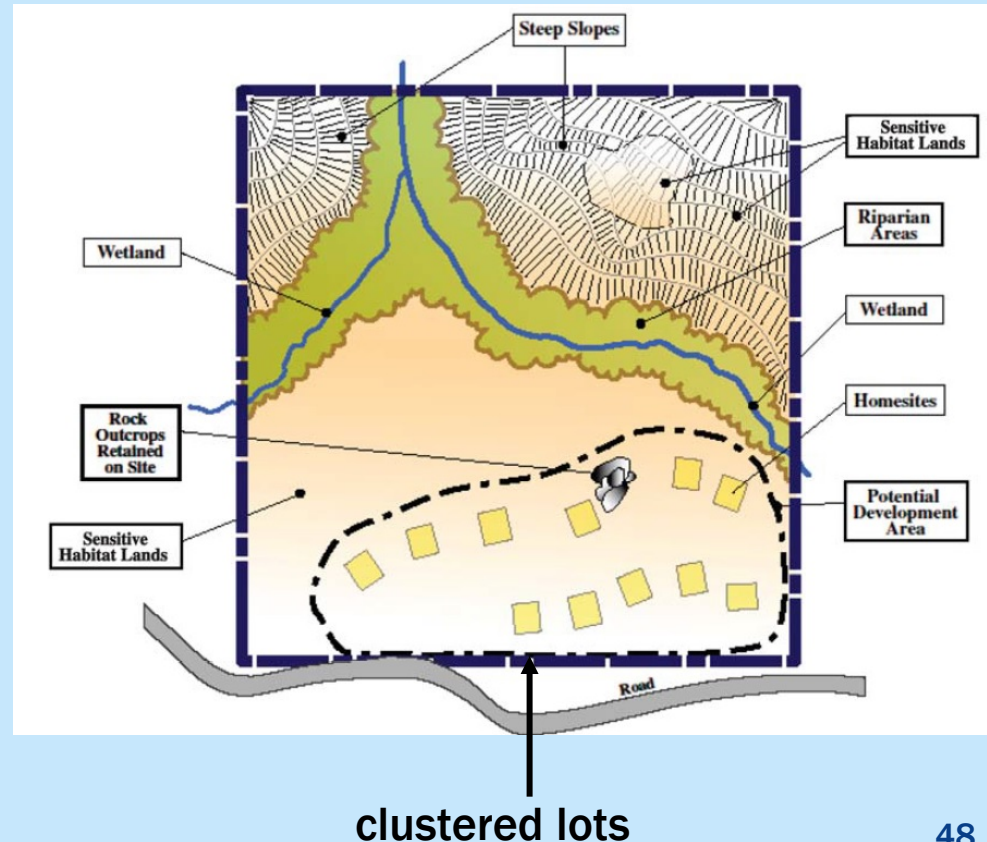


High Alternative

- In the residential portions of the alternatives, do you feel these smaller lot single family residential designations are appropriate?
- Would you like to see additional options for higher density residential designations that could support apartments, condos, and townhomes, like there are in some other portions of the Villages?
- Let us know if you have comments on commercial use types you'd like to see in this area or commercial use types you think are not appropriate in this area.

CLUSTERED SUBDIVISIONS

- Variation in lot sizes to maximize proximity to infrastructure and minimize environmental impacts
 - Smaller lots near infrastructure
 - Larger open space lot(s) for preservation of resources
- Zoning minimum lot sizes to facilitate clustering in certain areas
- Discretionary processes for minimum lot size reduction
 - Required findings
- **Clustering does not change allowed density!**



CONSERVATION SUBDIVISION PROGRAM

- Design considerations required in SR-10 and all Rural GP designations
- Optional in higher density designations
 - Draft CP policy to encourage Conservation Subdivision design
- Subdivision design to maximize resource preservation and fire safety
- Clustering does not change allowed density!

Designation	Minimum % Avoided Resources
SR-10	75%
RL-20	80%
RL-40	85%
RL-80	90%

GOALS AND POLICIES TO CONSIDER – DRAFT WESTERN VC SUBAREA

GENERAL PLAN

S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

DRAFT COMMUNITY PLAN

Goal: Conservation Subdivision design preserves natural resources and creates interconnected networks of open space through Rural, Semi-Rural and even Village areas.

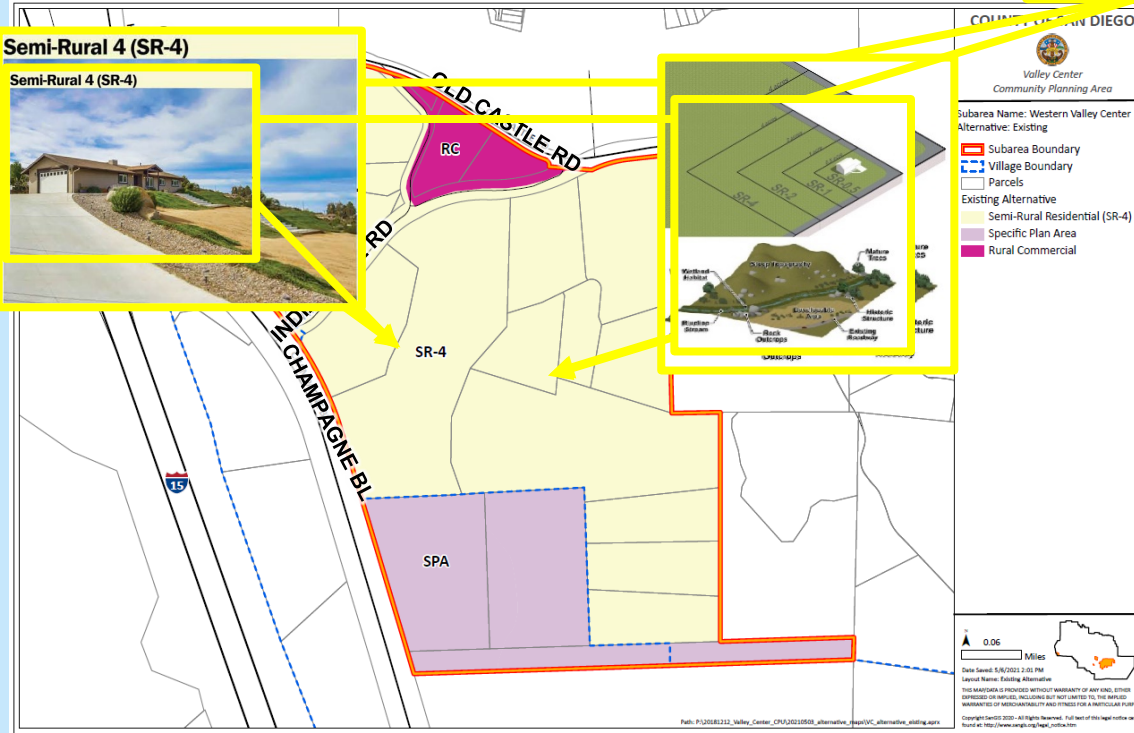
Policy: Encourage preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.

Draft Western VC Subarea Existing Designations Discussion



Semi-Rural 4 (SR-4)

Semi-Rural 4 (SR-4)



Existing designations

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

How do you feel about the existing SR-4 density over most of the area?

Should development maximize clustering to avoid floodplains, riparian, and coastal sage scrub?

Should a Conservation Subdivision be required in any portions?

SUBAREAS INPUT EXERCISE/DISCUSSION

Goal and Policy Considerations

GENERAL PLAN

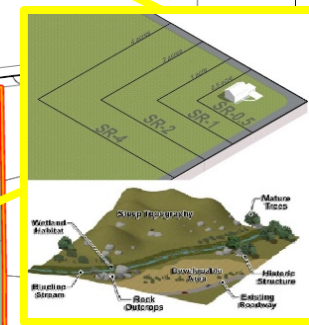
S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

DRAFT COMMUNITY PLAN

Goal: Conservation Subdivision design preserves natural resources and creates interconnected networks of open space through Rural, Semi-Rural and even Village areas.

Policy: Encourage preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.

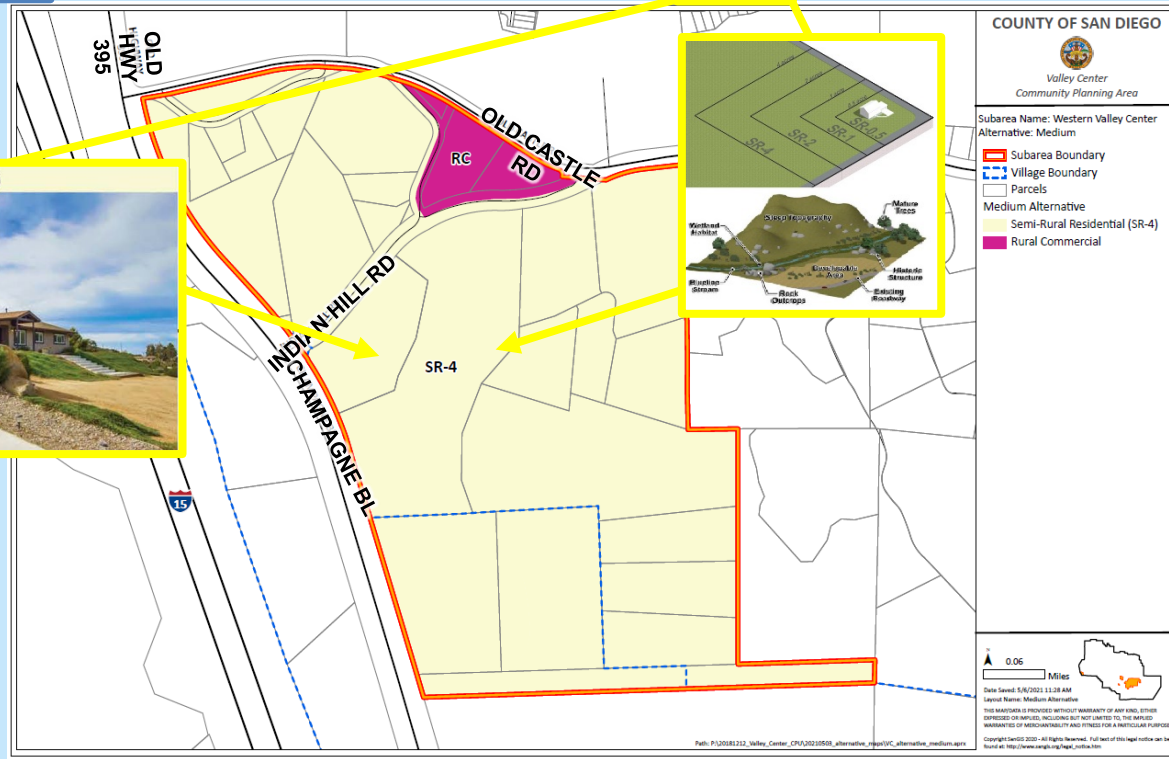
- Which of these policies would be your highest priority in evaluating potential alternatives for the subarea?
- Feel free to share your thoughts on how we apply these or other policies to the subarea analysis.

[illegible]

Draft Western VC Subarea Medium Alternative - Designations



Semi-Rural 4 (SR-4)



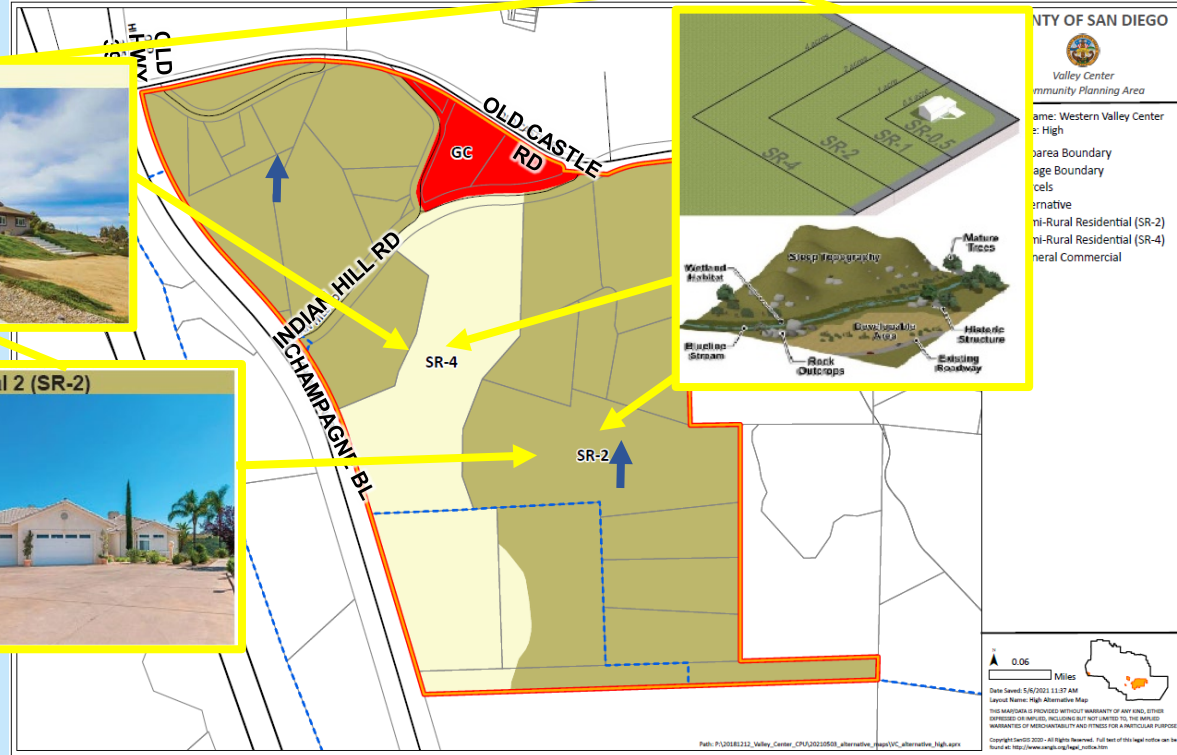
Draft Western VC Subarea High Alternative - Designations



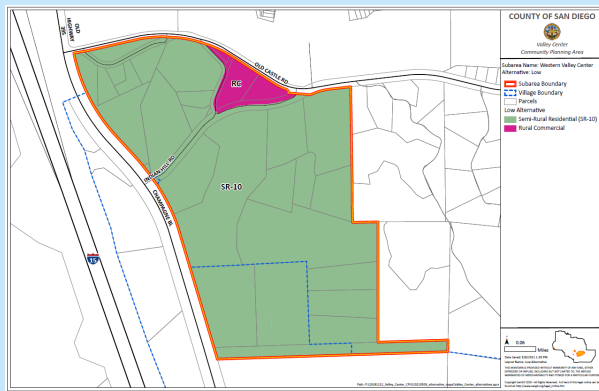
Semi-Rural 4 (SR-4)



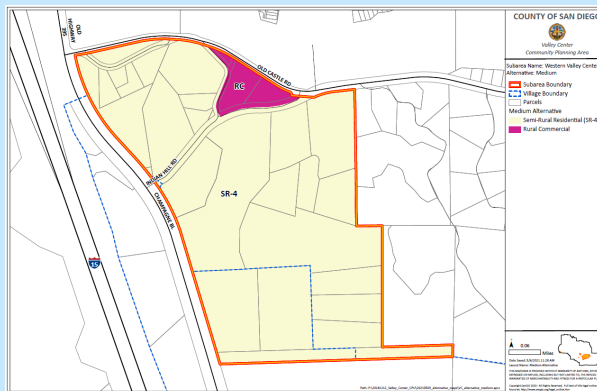
Semi-Rural 2 (SR-2)



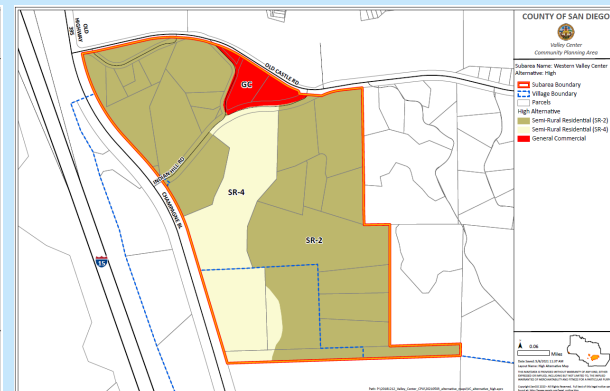
QUESTION FOR ALTERNATIVES



Low Alternative



Medium Alternative



High Alternative

- If you're familiar with the two commercial properties on Old Castle Road, what commercial use types would be appropriate there?
- Do you think the alternatives provide an appropriate range of options in consideration of the opportunities and constraints?

GOALS AND POLICIES TO CONSIDER – DRAFT EASTERN VC SUBAREA

GENERAL PLAN

LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

DRAFT COMMUNITY PLAN

Policy: Encourage development of combined residential uses with low nuisance agricultural uses that are compatible with residential development.

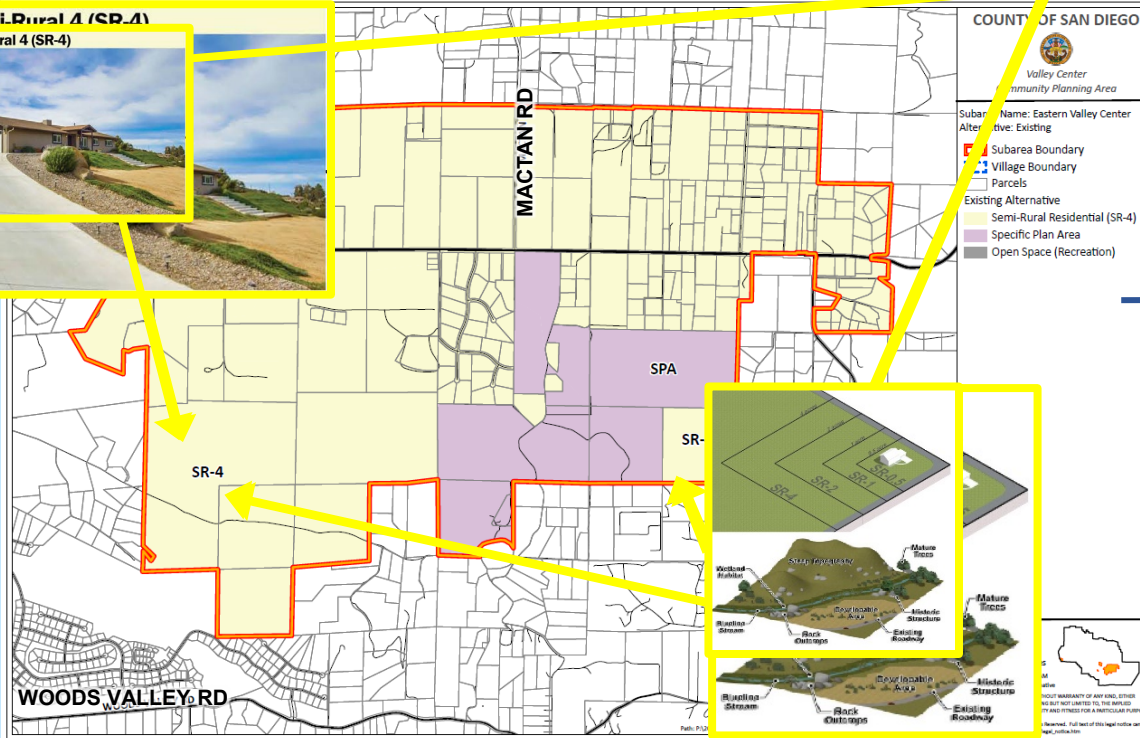
Goal: Create land use patterns and mobility networks that provide improved connectivity and safety.

Draft Eastern VC Subarea Existing Designations Discussion



Semi-Rural 4 (SR-4)

Semi-Rural 4 (SR-4)



COUNTY OF SAN DIEGO



Valley Center
Community Planning Area

Subarea Name: Eastern Valley Center
Alternative: Existing

- Subarea Boundary
- Village Boundary
- Parcels

Existing Alternative
Semi-Rural Residential (SR-4)
Specific Plan Area
Open Space (Recreation)

Existing designations

- SR-4 (1 du/4 ac; slope dependent; clustering capability)
- Open Space-Recreation (Star Valley Park)
- Specific Plan Area (expired)

How do you feel about the existing SR-4 density over most of the area?

Are there portions of the draft subarea that should be higher or lower density than SR-4?

Should a Conservation Subdivision be required in any portions?

SUBAREAS INPUT EXERCISE/DISCUSSION

Goal and Policy Considerations

GENERAL PLAN

LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

DRAFT COMMUNITY PLAN

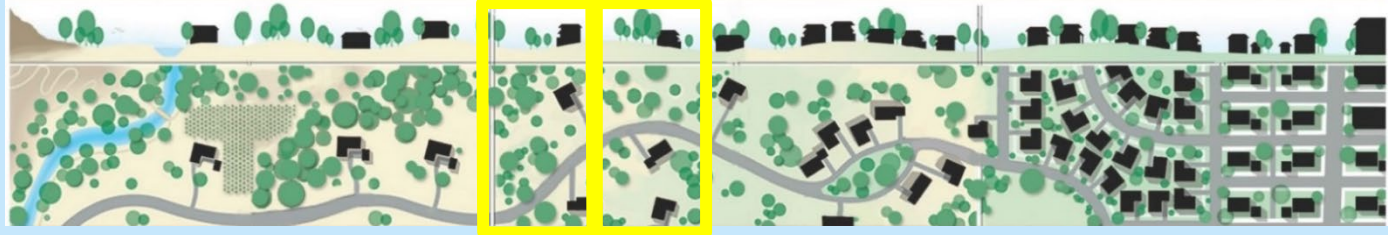
Policy: Encourage development of combined residential uses with low nuisance agricultural uses that are compatible with residential development.

Goal: Create land use patterns and mobility networks that provide improved connectivity and safety.

-
- Which of these policies would be your highest priority in evaluating potential alternatives for the subarea?
 - Feel free to share your thoughts on how we apply these or other policies to the subarea analysis.

Draft Eastern VC Subarea Low Alternative - Designations

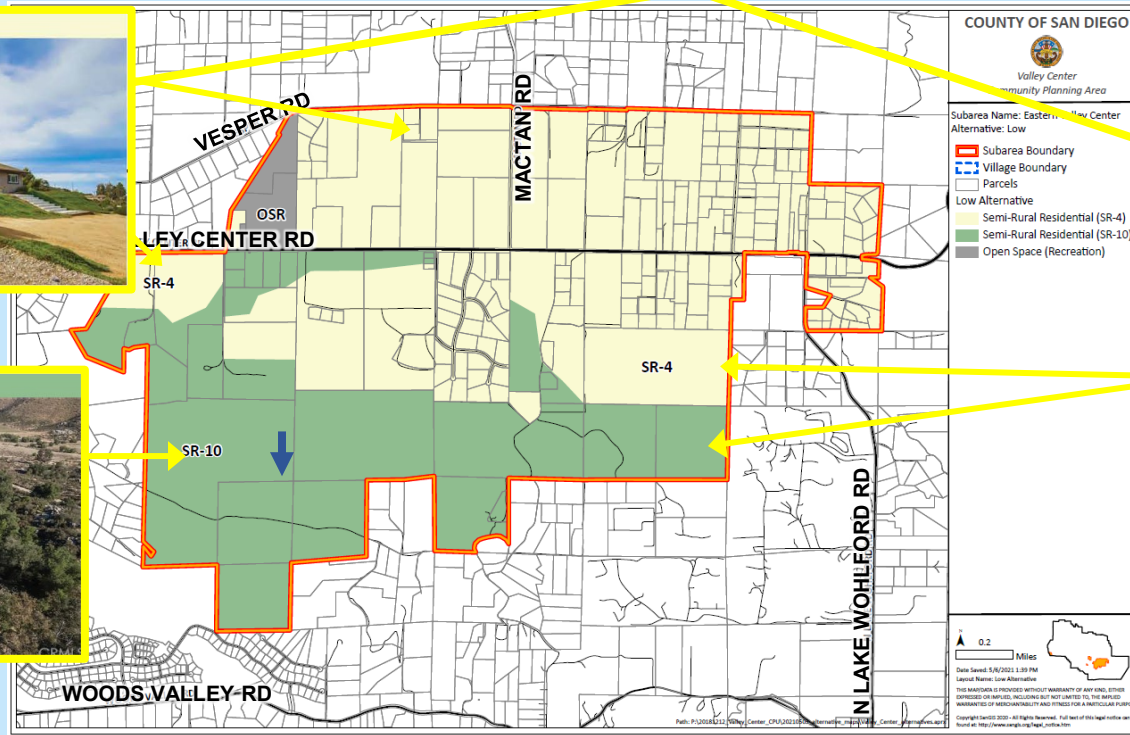
Land Development Spectrum



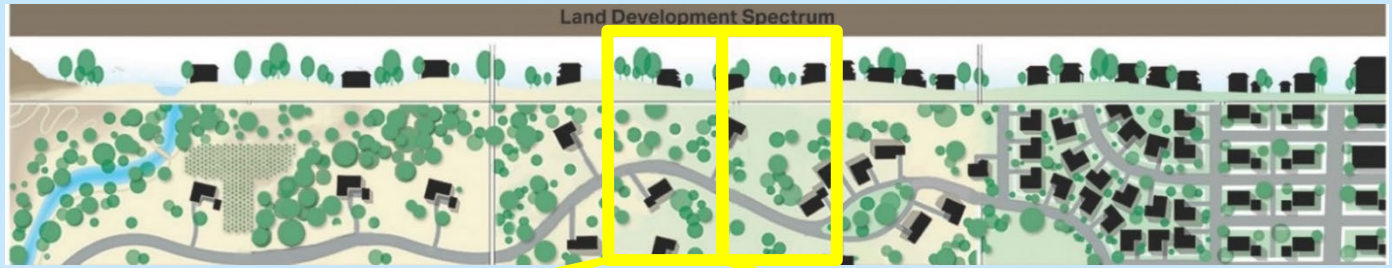
Semi-Rural 4 (SR-4)



Semi-Rural 10 (SR-10)



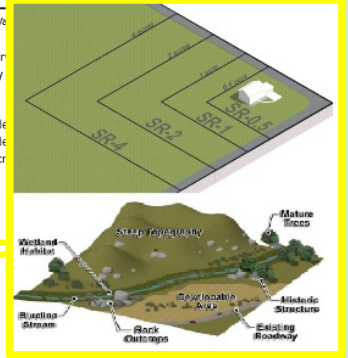
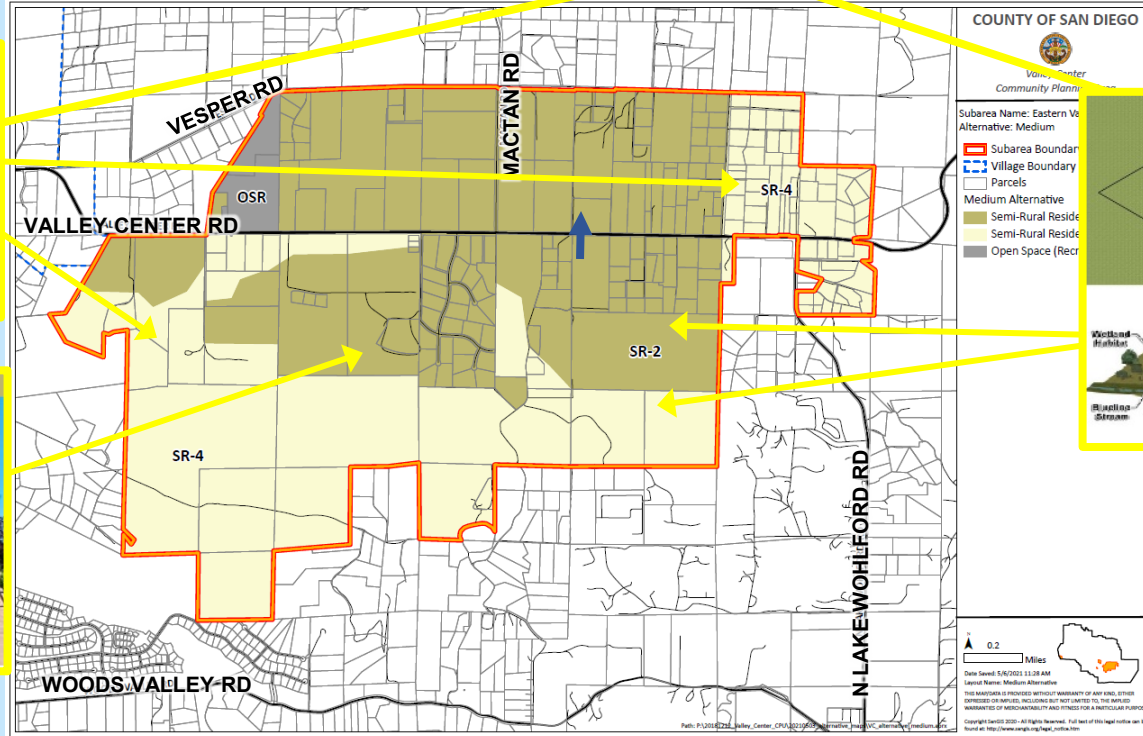
Draft Eastern VC Subarea Medium Alternative - Designations



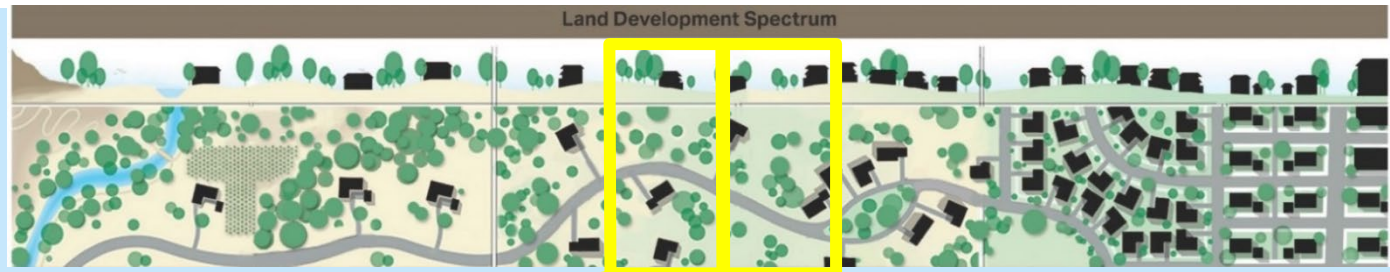
Semi-Rural 4 (SR-4)



Semi-Rural 2 (SR-2)



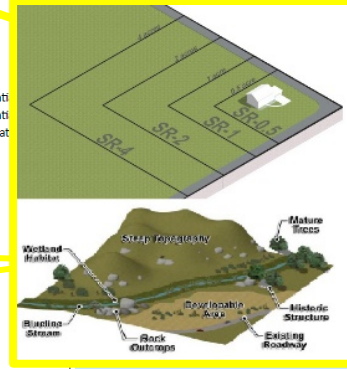
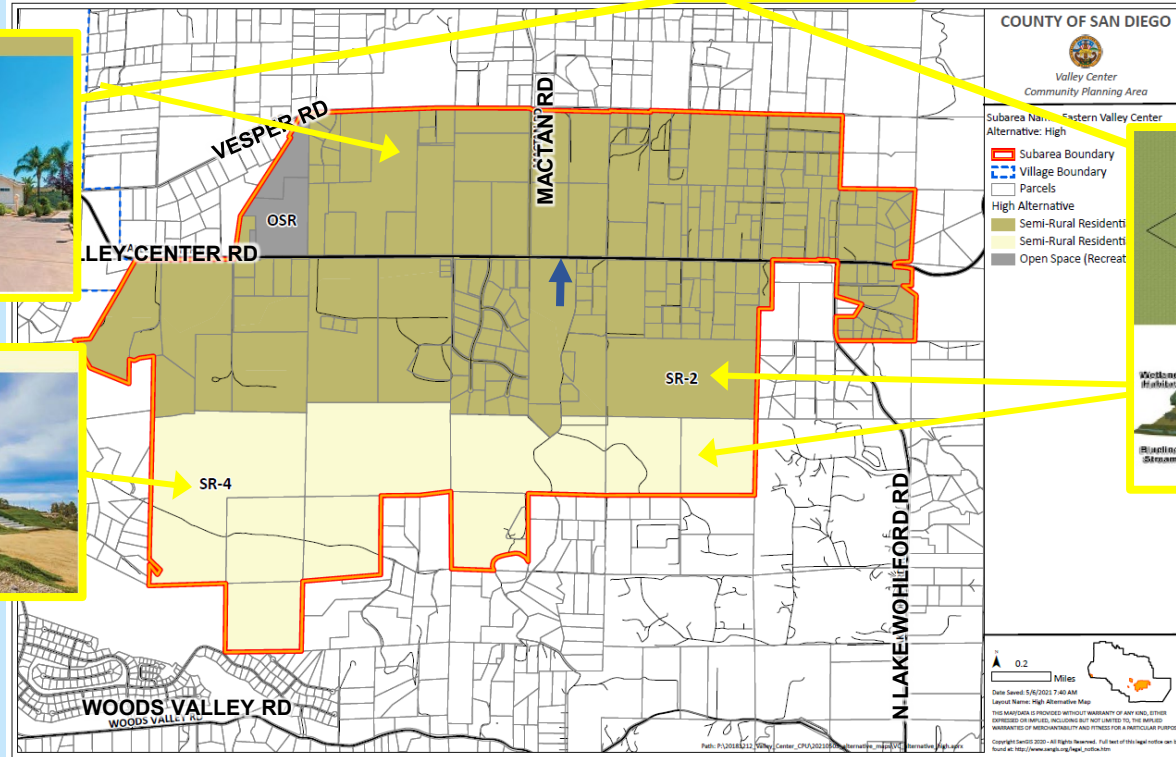
Draft Eastern VC Subarea High Alternative - Designations



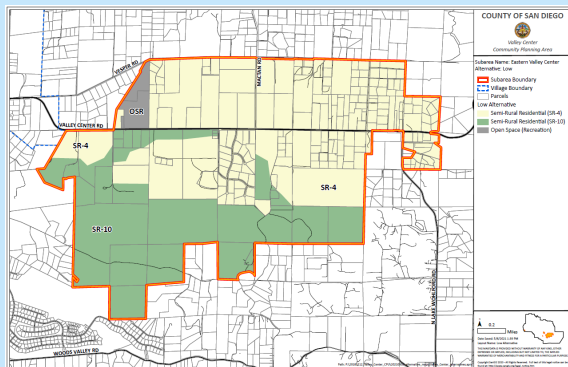
Semi-Rural 2 (SR-2)



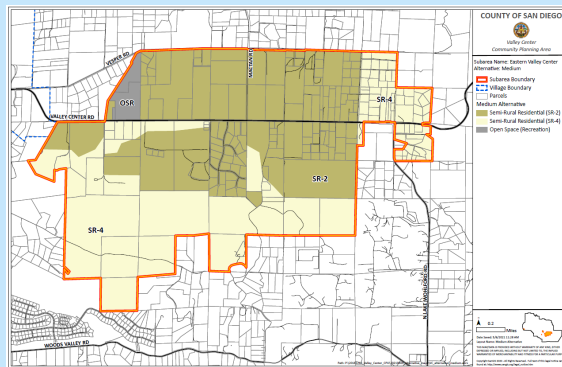
Semi-Rural 4 (SR-4)



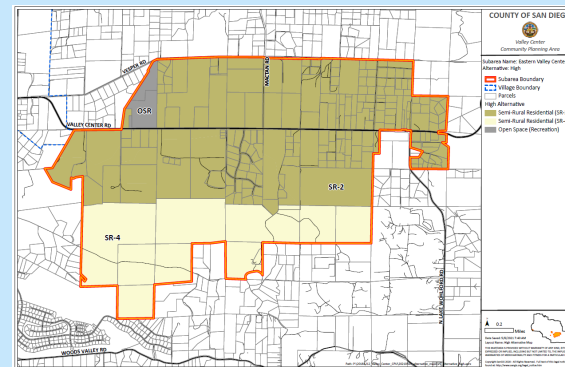
QUESTION FOR ALTERNATIVES



Low Alternative



Medium Alternative



High Alternative

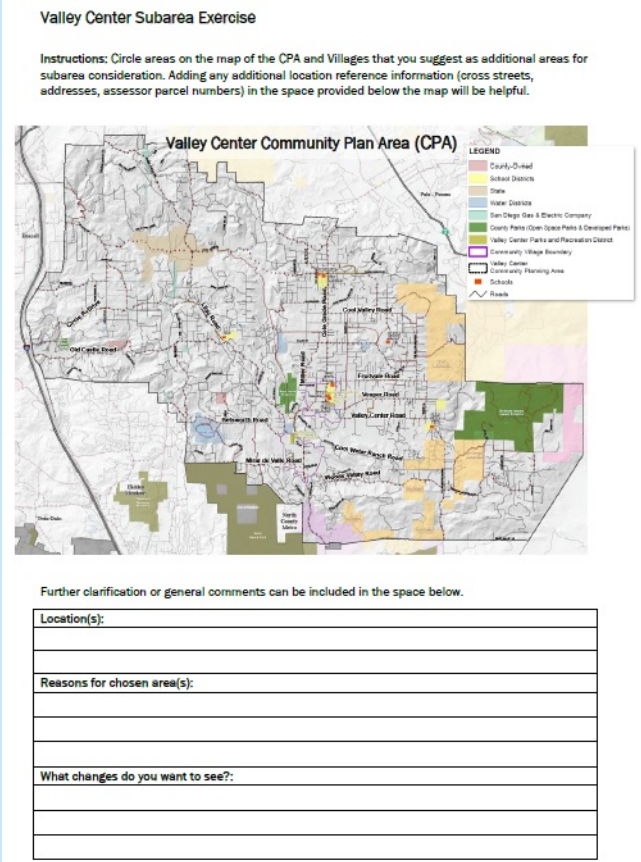
- Currently only the low alternative would have a portion requiring a Conservation Subdivision process, with the green SR-10 designation. Would you want to see the SR-10 designation expanded in the low alternative or other alternatives?
- Does the ideal public road infrastructure, areas of flat land, and proximity to the Villages and future Star Valley Park justify an increase to SR-2 in portions of this area under the medium and high alternatives?
- Do you think an SR-2 density would support continued agricultural operations?

INPUT EXERCISE – ADDITIONAL AREAS TO CONSIDER

Opportunity to provide recommendations on additional areas for subarea consideration

- **Location/reasons/changes foreseen**
- **Connection to criteria for selecting subareas**

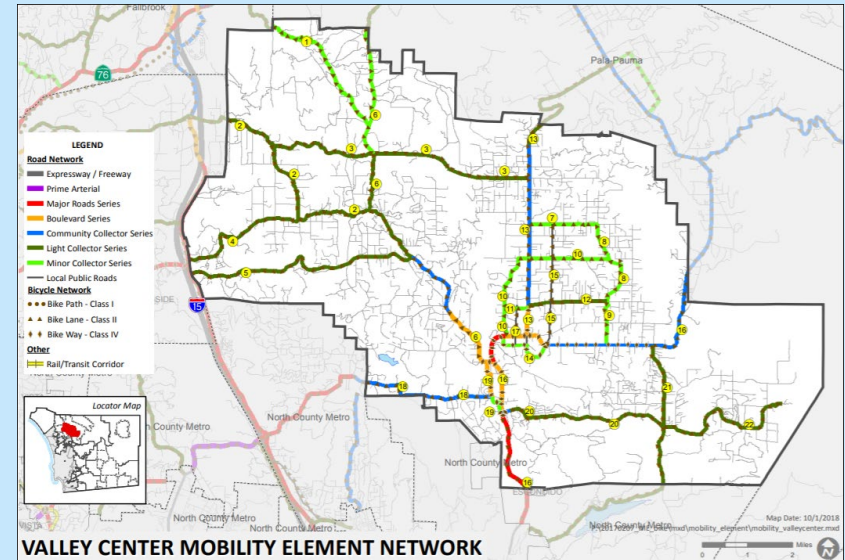
DUE: August 14



MOBILITY ELEMENT CHANGES

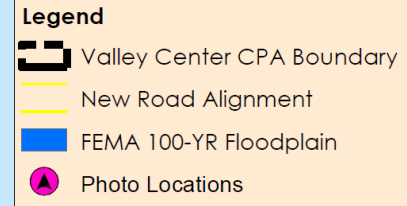
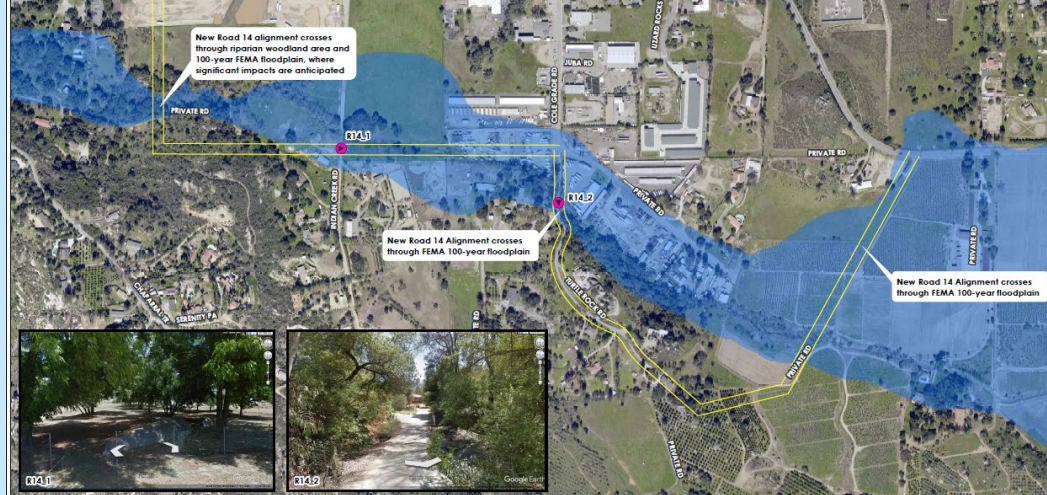
PRELIMINARY MOBILITY ELEMENT NETWORK PROPOSALS

- The Mobility Element Network addresses requirements for the planned public road network.
Network considerations:
 - Traffic model forecasts
 - Public input
 - Physical and environmental conditions
 - Location context
- Mobility Element classifications are applied
 - Number of lanes
 - Typical public road right-of-way needed
 - Special circumstances
- Typical process of developers along alignment dedicating ROW and contributing to build out



PRELIMINARY MOBILITY ELEMENT NETWORK PROPOSALS

- Ongoing analysis of unbuilt (partially or completely) Mobility Element Network alignments
- Preliminary recommendations based on:
 - Constraints and feasibility analysis
 - Average Daily Trip (ADT) assumptions from most recent SANDAG traffic model
 - Pre-traffic modeling trip distribution estimates
 - Evacuation routes



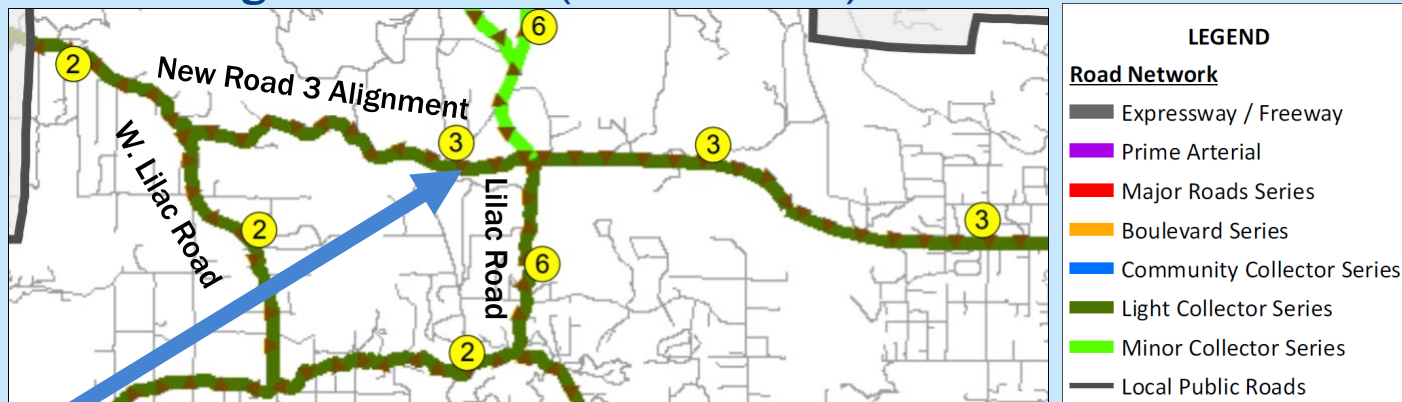
PRELIMINARY MOBILITY ELEMENT NETWORK PROPOSALS

- **Next steps**
 - Additional analysis, including assumptions for Vehicle Miles Traveled (VMT) impacts
 - Updates to preliminary draft Mobility Element Network changes if necessary
 - Finalization of subareas and alternatives for traffic modeling inputs
 - Finalization of Mobility Element Network changes following traffic modeling results

PRELIMINARY MOBILITY ELEMENT PROPOSALS – NEW ROAD 3

Current Mobility Element Network

- Planned northwestern CPA route, connecting West Lilac Road to Cole Grade Road (7.6 miles)
- 2.2C Light Collector (2-lane road) with intermittent turn lanes

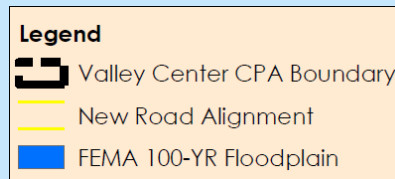


3 New Road 3 Segment: West Lilac Road to West Oak Glen Road / Cole Grade Road	2.2C Light Collector Intermittent Turn Lanes	None
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PRELIMINARY MOBILITY ELEMENT PROPOSALS – NEW ROAD 3

Preliminary Proposal for Additional Analysis

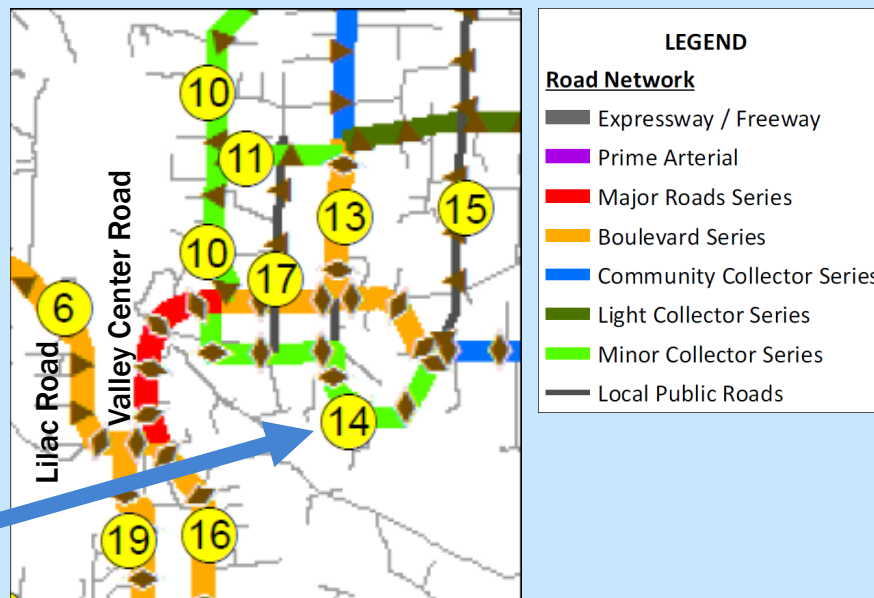
- Remove New Road 3 from the Mobility Element Network
- Initial analysis and considerations
 - Traffic models show relatively low Average Daily Trips (ADT)
 - Alternate routes could absorb future trips without failing Level of Service (LOS)
 - Partially within the Rancho Lilac Open Space Preserve
 - Multiple crossings of Keys Creek
 - Extra ROW for switchbacks in steep slopes
 - Relatively low density along alignment – limiting buildout feasibility



PRELIMINARY MOBILITY ELEMENT PROPOSALS – NEW ROAD 14

Current Mobility Element Network

- Planned as a VC Rd bypass route, near the southern boundary of the North Village (1.5 miles)
- 2.3B Minor Collector (2-lane road) with intermittent turn lanes

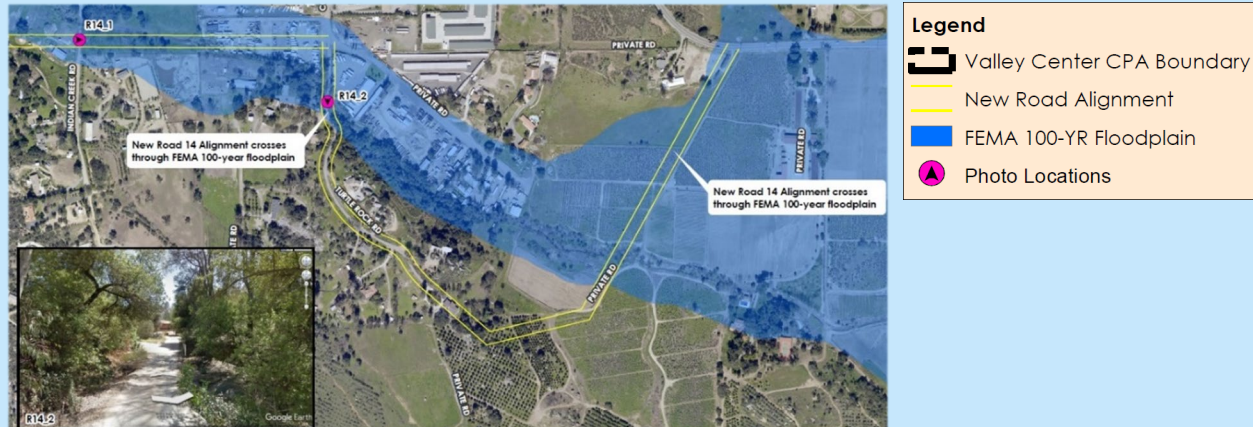


14	New Road 14 Segment: Valley Center (at Miller Road) to Valley Center Road (at New Road 15)	2.3B Minor Collector Intermittent Turn Lanes	Road Alignment North of floodplain whenever feasible
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PRELIMINARY MOBILITY ELEMENT PROPOSALS – NEW ROAD 14

Preliminary Proposal for Additional Analysis

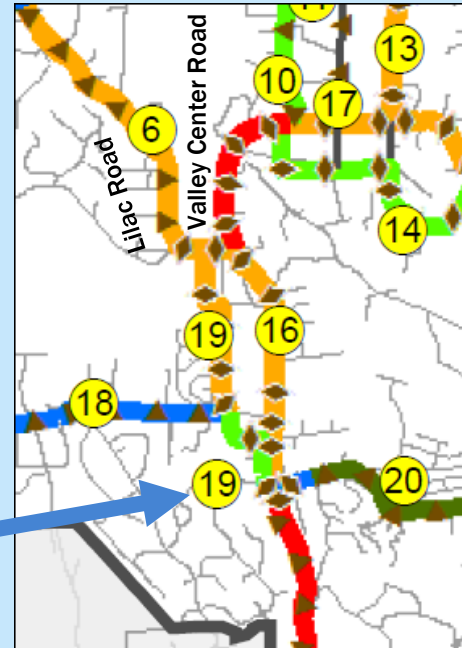
- Remove New Road 14 from the Mobility Element Network
- Initial analysis and considerations
 - Traffic models show relatively low Average Daily Trips (ADT); alternate routes could absorb future trips without failing Level of Service (LOS)
 - Four crossings of Keys Creek; half of alignment in floodplain
 - Very high level of environmental impacts (coastal sage scrub, riparian)
 - Low feasibility of developer buildout



PRELIMINARY MOBILITY ELEMENT PROPOSALS – NEW ROAD 19

Current Mobility Element Network

- Planned as a VC Rd bypass route for the South Village (1.3 miles); additional access for housing developments
- 4.2B Boulevard** with intermittent turn lanes (4-lane road) from Lilac to Mirar De Valle; **2.3A Minor Collector** with raised median (2-lane road) from Mirar De Valle to connection to VC Rd on the south



19	New Road 19 <u>Segment:</u> Lilac Road to Valley Center Road (at Woods Valley Road)	4.2B Boulevard Intermittent Turn Lanes—Lilac Road to Mirar de Valle Road 2.3A Minor Collector Raised Median—Mirar de Valle Road to Woods Valley Road	Accepted at LOS E <u>Segment:</u> Mirar de Valle Road to Lilac Road
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PRELIMINARY MOBILITY ELEMENT PROPOSALS – NEW ROAD 19

Preliminary Proposal for Additional Analysis

- Downgrade Boulevard portion of New Road 19 to a 2.2C Light Collector with Intermittent Turn Lanes
- Initial analysis and considerations
 - Traffic models show relatively low Average Daily Trips (ADT) to support a 4-lane Boulevard classification; support 2-lane
 - Orchard Run and Park Circle are currently being built; only half width Boulevard ROW (IOD) for Park Circle side
 - Important evacuation route to avoid evacuation congestion on VC Road



OPPORTUNITIES FOR INPUT & NEXT STEPS

OPPORTUNITIES FOR INPUT & NEXT STEPS

- **The County Welcomes Your Input!**
 - Complete the form on the website to provide input on recommending additional areas for consideration
 - Comments on the draft subareas and alternatives and any other project comments can be provided via the contact information on the next slide
 - All comments and suggestions due by August 14
- **Stay Involved**
 - Planning Concepts Workshop
 - Design Guidelines 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
 - <https://www.sandiegocounty.gov/pds/CommunityGroups/vcroadstudy/>
- **Project Email**
 - PDS.CommunityPlanUpdates@sdcounty.ca.gov
- **Project Phone Line**
 - (858) 505-6677