

DRAFT 5

Community Background
General Plan Update
Valley Center, California
4A September 25, 2010 (edits from GPU 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 “Luiseno” by Spanish missionaries who also named the San Luis Rey Mission, river, and the river valley. Today, Luiseno bands include the Pala, Pauma, Rincon and LaJolla whose tribal lands ring Valley Center. The second more southerly culture was a

melding of the “Yumans” who came west from the Colorado River area near Yuma around 3000 B.P with the coastal La Jolla people. Known then as the Kumeyaay and today as the San Pasqual band, these people once lived south of Valley Center and east of Escondido on abundantly fertile farmland of the San Pasqual Valley.

Valley Center, an out-of-the-way valley which had never been part of a Spanish land grant provided the homesteaders the means to establish their own land holdings. Valley Center’s abundant sunshine and fertile soils have always been attractive to farmers. Despite these advantages the climate generally is arid and natural rainfall is unpredictable. Until the reliable provision of imported water was secured by the establishment of the Valley Center Water District in the mid-1950s, many settlers were forced to abandon their claims due to harsh weather conditions which included drought and occasional floods. Others maintained their claims, and were able to amass large ranches or farms for their descendants in townships -- originally known as Bear Valley, Rancho Lilac, Valley, San Pasqual and Pala – which eventually were joined together as the community of Valley Center. Today there are still descendants of the early settlers living in the valley; the lure of this place remains the same — it still provides a peaceful setting with that small back-country flavor.

Before the mid 1970s when a large number of residents worked with San Diego County planners to write the first Valley Center Community Plan, there was no planning, at least at the community level. The settlement grew and evolved with newcomers; eventually large tracts of land that were single-family farms or ranches were divided into smaller lots, and, as the population grew, commercial enterprises were established to service local farm families. The road system developed as a means of travel between farms or ranches. The local roads that were not named for landscape features and local flora and fauna, were named for prominent families in the area, among them Miller, McNally, and Wohlford.

b. Relationship to Adjoining Communities

The Valley Center Community Planning Area (CPA) occupies approximately 94 square miles, northeast of the City of Escondido in the unincorporated area of northern San Diego County. Valley Center's boundaries are contiguous on the west with Route I-15 and the Bonsall CPA, on the northwest with the Fallbrook CPA, and on the north and east by the Pauma Valley CPA and by Tribal Lands of the Pala, Pauma and Rincon Bands of Luiseno Indians. San Pasqual Tribal Lands are located east and south of Valley Center Road within the boundaries of the Valley Center Planning area. Federal reservations were established by Executive Orders in 1875 and 1881 and are sovereign nations.

c. Environmental Setting

The Valley Center Community Planning Area is characterized mainly by its extraordinary natural beauty. Rugged topography produces Valley Center's spectacular views of hidden valleys and sweeping vistas of Palomar and the Agua Tibia and Rodriquez mountains to the north, and the Pacific Ocean thirty miles west. Valley Center is full of prominent hills with huge granite outcroppings, broad meadows with stands of oak, river valleys with oak woodlands.

The Valley Center Planning Area contains several types of native plant communities including sensitive riparian and oak woodlands, chaparral and coastal sage scrub which provide habitat for a diversity of wildlife species, including animals that require large territories and no longer survive in many other communities, such as the bobcat and mountain lion.

Rare and endangered plants and animals have been identified in these natural areas. The scenic high relief landforms, floodplains, ridges and canyons contribute to the open, natural character of Valley Center.

The rolling hills and valleys are dominated by large agricultural areas (persimmon, avocado and other citrus groves, and more recently, cut flowers, herbs and grapes) and livestock activities (corrals for horses, sheep, goats and

llamas). The road system is primarily winding two-lane roads, many with beautiful oak canopies. The area has been used historically for agriculture, especially since the establishment of the Water District in the mid 1950s. Residential development is almost exclusively on parcels that are a minimum of two acres. Extensive countryside is still undisturbed as a result of public ownership, inaccessibility, steep topography, and the surrounding presence of Tribal Lands which have, until recently, remained undeveloped and very rural.

The relatively small amount of open space that has been preserved in Valley Center includes the Hellhole Canyon Open Space Preserve, approximately 1900 acres on the eastern boundary of the Valley Center Planning Area. The Hellhole Preserve is adjacent to Rincon and LaJolla Tribal Lands, and to the 20,000 acre Guejito Ranch, the last of the Mexican Land Grants in California to remain intact and undeveloped. Swaths of natural upland habitat stretch along Moosa and Keyes Creeks from the heart of town to the northwest, and south to Daley Ranch, protected open space that belongs to the City of Escondido. There is only one mitigation bank in Valley Center.

The Resource Conservation Area (RCA) designation has been used in the County to identify lands requiring special attention in order to preserve significant natural resources. Although development has chewed into these areas, in some cases very significantly, sections are still available for preservation and should be considered for public acquisition, open space easements, large lot zoning, scenic or natural resource preservation overlay zones, or the incorporation of special design requirements into subdivision maps and special use permits.

Resource Conservation Areas in Valley Center are extensive and include: Lancaster Mountain, Keys Canyon and Lilac Creek; Moosa Canyon; Keys Creek; Rancho Guejito, Pine mountain and the San Luis Rey River; Burnt Mountain; Valley Center Ridge and Chapparral Ridge.

d. Existing Land Uses and Community Character

Valley Center is characterized by its agriculture, horticulture and livestock uses, scattered rural residential development, and the concentration of commercial and industrial uses into several small clusters. The Planning Area is located between the suburban outskirts of urban Escondido and decidedly rural Pauma Valley, and between Interstate-15 and San Diego County Backcountry. Although in surrounding outskirts of San Diego and Riverside Counties, suburbanization has been allowed to degrade the countryside and diminish agricultural uses, Valley Center manages to hold onto its rural identity and charm. Valley Center residents consider their community to be one of the few places left in North San Diego County where one can enjoy a natural environment and moderate climate while at the same time living within a reasonable distance to employment centers and other regional urban services.

Land use designations have helped protect and enhance the rural atmosphere. Village boundaries (formerly called “Country Towns”), a high water table and a lack of wastewater facilities have prevented all but sparse commercial/industrial development of several hundred acres in the central valley and prevented new strip commercial/ industrial development outside of this area. There are longstanding small commercial areas near the intersections of Lilac and Anthony Roads, and Interstate Route -15 and Old Castle Road. Businesses in all of these areas have a “mom and pop” feel without the large chains, franchises and large industrial development. At this writing, the two largest properties in the central valley are meadows.

The lack of wastewater treatment in the “Country Town” areas for many years suppressed development in this area. As a result of some septic system failures, in 1980 the Board of Supervisors enacted a septic system moratorium for most of the central valley. In 1999 the Board adopted an amendment to Board Policy I-78, which allowed major use permits for small wastewater treatment facilities without having to obtain a waiver of the policy as it was

originally written. A small wastewater treatment facility operates in the South Village to serve Woods Valley Ranch. There are plans for expanding this facility to serve business and residential properties that agree to participate; and there are also plans for a facility in the North Village.

Outside the Country Towns/Villages, minimum lot sizes of 2-acres, rugged topography, and active agriculture that includes Williamson Act property have protected Valley Center's country flavor. In addition to the business of agriculture, Valley Center is also home to many hobby growers and gardeners whose horticultural projects contribute to the rural landscape, and to the local Farmer's Market. Too, the community has for many years specified in its Community Plan and Design Guidelines that concrete sidewalks, curbs, and street lights outside the Country Town/Village areas are inconsistent with Valley Center's rural character.

e. Existing Circulation and Mobility

The main roads in, out and around Valley Center are: Valley Center, Cole Grade, Old Castle, Circle R, West Lilac, Lilac, Woods Valley and Lake Wohlford Roads. Route Interstate-15 forms the western boundary of the planning area, but is not located within it. The main route through the heart of town, Valley Center Road, has recently been widened to four travel lanes, bike lanes in both directions and a center median/turn lane. Cole Grade Road has been widened from the Valley Center Road intersection to the Valley Center Library at Horsecreek Road. These roads carry most of the traffic in Valley Center around town.

Valley Center's circulation system does not adequately serve the community's transportation needs. Inadequacies relate to:

1. Lack of local connectivity and local public roads
2. Dispersed public facilities and residential neighborhoods
3. Increased visitor traffic generated by the Tribal Gaming Facilities.

Valley Center Trails Masterplan

The Valley Center Community Trails Master Plan, adopted in 2005 and updated in 2009, is part of the San Diego County Trails Master Plan and shows 119 miles of non-motorized trails and pathways throughout Valley Center. The majority of these will be pathways along major roads. But there are also approximately fourteen miles of back country trails currently in use within the Hellhole Canyon Preserve. Work has also begun to secure dedicated trail easements that will eventually provide a network of cross country recreational trails.

Outside of Hellhole Canyon, there is only one existing dedicated trail, the Heritage Trail along Valley Center Road between Woods Valley Road and Cole Grade Road. There are numerous irrevocable offers to dedicate trail easements at various locations throughout the Community Planning Area.

f. Existing Community Facilities and Infrastructure

[Public Utilities and Private Power Providers

Electrical power is provided by San Diego Gas and Electric; SDG& E also provides natural gas on a limited basis through the utility's natural gas pipeline that runs N-S almost through the center of the planning area, across Betsworth Road and through Daley Ranch to Escondido. There are a number of private companies that provide propane, solar, and wind energy systems.

Private Solid Waste Removal

Two privately held firms principally serve solid waste removal needs, Waste management, Inc. and EDCO Disposal Corporation. Both offer curbside pick-up for residential accounts, bin service for commercial accounts, large scale waste removal services for agricultural and construction operations, and recycling services.

Public Services Districts

Independent districts provide and manage Water and Sewer; Schools, Parks, Fire and Emergency and Cemetery services. Boundaries of these separate districts differ from the Community Planning Area boundaries, and vary from one another, as well.

Maps of these districts are included below.

Valley Center Municipal Water District (VCMWD) in conjunction with the San Diego Water Authority and the Metropolitan Water District serves the Valley Center Community Planning Area, as well as areas outside it. The VCMWD service area covers approximately 100 square miles (64,000 acres), of which approximately 37,700 acres (59%) is estimated to be currently using imported water.

VCMWD also provides sanitation service through inland discharge wastewater treatment facilities. The Lower Moosa Canyon Water Reclamation Facility (LMCWRF) was opened in the early 1970s and now serves Hidden Meadows, Lawrence Welk Village, Castle Creek, Champagne Village, the Treasures, the Islands, and Oak Woodlands subdivisions.

Woods Valley Ranch Water Reclamation Facility (WVRWRF), located in the South Village Planning Area, came on line in 2005 to serve the Woods Valley Ranch development. There are plans to expand the WVRWRF to serve additional commercial and residential users in the South Village area. A third wastewater treatment facility is anticipated with the development of the North Village at the intersection of Valley Center and Cole Grade Roads. Except for the LMCWRF service area, commercial establishments and residences in Semi-Rural and Rural areas outside the Village Planning Area boundaries are served by individual septic systems. Currently, many properties located inside the Village boundaries are served by individual septic systems. As Valley Center is an "inland discharger", all wastewater treatment facilities must also include access to land that is permanently dedicated for the disposal of treated wastewater, as well as wet-weather recycled water storage facilities.

The Valley Center/Pauma Unified School District (VCPUSD) serves the community's public K-12 education needs through the operation of elementary schools in Pauma Valley and Valley Center, and the Valley Center Middle and High schools. The district also operates an independent study program, a continuation high school, and educates students with special needs. Eight schools serve over 4,200 K-12 regular and special education students. The district's boundaries encompass over 300 square miles, and house the district's offices and Maintenance & Operations facilities. (See the Recreation portion of the Conservation & Open Space Element for a description of the district's recreation facilities serving the community.)

(include map of VC Unified School District)

Valley Center Parks and Recreation District (a Community Services District) (VCPRD) manages 31.8 acres that are developed and currently in use. In addition, VCPRD owns another 14.8 acres that have yet to be developed. The total of 46.6 acres managed by VCPRD is less than 1/3 of the county benchmark of 10.5 acres for every 1,000 residents. The district's office is in the

Community Hall, an historic site at Valley Center and Lilac Roads, originally built by the community in 1925. (See the Recreation portion of the Conservation and nOpen Space Element for a description of the district's recreation facilities serving the community.

(include map of VC Parks District)

The Valley Center Fire Protection District (VCFPD) provides fire protection services. The VCFPD serves an area of approximately 85 square miles, approximately 80% of the Planning Area. The balance is served by the Deer Springs Fire Protection District. The VCFPD operates two fire stations: 28234 Lilac Road, and 28205 North Lake Wohlford Road.

In addition, the California Department of Forestry and Fire Protection (CDF) operates two fire stations: 14946 Vesper Road and Highway 76 in Pauma Valley. There are full-time Fire departments at the the San Pasqual, Rincon, Pauma and Pala Reservations .

The Valley Center Fire Protection District (VCFPD) contracts with Mercy Ambulance for the provision of emergency medical services in the Planning Area. Mercy Ambulance dtaffs four paramedic ambulances: Pala FD, Deer Springs Station 1, VC Station 73 and Santa Isabel. (include maps: VC Fire District, and of other fire protection facilities that serve the VC Planning Area.)

Safety and Emergency Volunteer Organizations

Valley Center Community Emergency Response Team (VCCERT) is the primary volunteer emergency services organization in the area, having approximately 100 certified members. It is supported in part by the Valley Center Fire Protection District, and by County grants.

The Federal Emergency Management Agency (FEMA), the Emergency Management Institute (EMI) and the National Fire Academy developed the CERT training materials, applicable to all hazards

VCCERT provides disaster preparedness education classes to interested parties. The graduates of the classes receive certification identification and then have the option to join the operational team.

The operational team works as an auxiliary of the local fire district in public functions and in emergency situations: fire spotters; staffing information call centers; emergency communications; assisting in traffic control; doing health and welfare checks during local wildfires; and opening and running local evacuation centers in times of emergency. They are also qualified to perform light search and rescue operations, emergency first aid, and evacuation of the injured. It also sponsors advanced emergency training for its members, in conjunction with local fire officials, the Red Cross, Salvation Army and CalFire. Most VCCERT members have received further training in wildfire survival and/or amateur radio operation and licensing.

The Disaster Animal Response Team of Valley Center is a fledgling organization affiliated with the San Diego County Department of Animal Services and provides large animal rescue services in the event of an emergency. A majority of this team are trained CERT members who have received Wildfire Survival training.

The Animal Rescue Reserve was formed in 1974 following the Cuyamaca Fire by the San Diego Humane Society. Its members are trained in large animal handling, evacuation, rescue, identification, and wildfire survival techniques. Some local residents continue to be members of this organization.

Greater Valley Center Fire Safe Council, Inc. is an operating unit of the California and San Diego County Fire Safe Councils. The group sponsors lectures and presentations from various experts in the fields of fire safety, hardening homes against fire, fire gels and chaparral ecology, usually presented at local schools for the general public. The group has begun writing a comprehensive Community Wildfire Protection Plan (CWPP) which will define and quantify the local risks and actions to be taken to mitigate them. In cooperation with the local Fire Marshal, the group targets areas of concern along major evacuation corridors (such as Lilac, Old Castle, and Cole Grade Roads) and aids in the clearing of vegetation that would be a hazard in a fire situation from areas along and over the roadways.

The Rural Emergency Alliance Reserve Corps, Inc., is another local volunteer organization, which has several operating subsidiaries to further enhance the safety of Valley Center. Affiliated with the State of California Department of Health Services, it coordinates the volunteer services of north San Diego County medical professionals in the event of an emergency.

The Valley Center Cemetery District operates a 1.79-acre plot facing Miller Road. Gravesites in the historic section (the front) include 407 burial plots and 67 cremains lots. The back section has 356 plots and a columbarium with 288 niches.

(include map of cemetery)

County Services

Law Enforcement

The San Diego County Sheriff's Department provides rural law enforcement services to the communities of Valley Center, Pauma Valley, Pala and Palomar Mountain. (What about law enforcement services provided by the tribes?)

The Valley Center Branch of the San Diego County Library, located on Cole Grade Road at the intersection of Horse Creek Trail, was built in 2004. Designed by Dominy & Associates, its architecture is a contemporary interpretation of a cluster of farm buildings that reflects Valley Center's agricultural heritage. The library building comprises approximately 14,500 square feet and includes meeting and conference rooms, the History Museum (described below) and a self-guided nature path on approximately six acres.

The Valley Center History Museum is a separate structure located adjacent to the library. This small and charming museum chronicling the history of Valley Center was donated by the Solomon-Wolfsheimer families, descendants of Mr. and Mrs. Irving Solomon who founded Lilac Ranch. The museum is administered and supported by the Valley Center Historical Society and Museum, Inc., a 5013c non-profit corporation.

h. Trends and Future Projections

Several trends are influencing where, how and even whether building can take place in valley Center.

Smart Growth

Trends away from large lot development to "Smart Growth" as a means to conserve land and other non-renewable natural resources, use existing infrastructures, and reduce greenhouse gas emissions by reducing automobile travel, have profound implications for the future development of Valley Center.

Decreasing Water Availability and Increased Costs

Valley Center is one of the last areas within San Diego County that has large tracts of undeveloped land and is also within the San Diego County Water Authority boundary. Access to imported water through the Valley Center Municipal Water District, formed in the 1950s, results in a planned population increase of nearly 100% with this General Plan Update which concentrates County growth predominantly in areas that are served by the County Water Authority.

However, even in areas that are served by the County Water Authority, the availability and costs of water are already impacting traditional land uses,

in particular agriculture. In Valley Center, hundreds of acres remain in productive agriculture, many of them under the Williamson Act. Growers of fruits, vegetables, trees, shrubs, palms, cacti, succulents and other landscape plants that grow well in warm weather are important to the local economy. The combination, however, of decreasing citrus prices for the last several years, and severe water cutbacks in 2008 and 2009 are discouraging to local farmers. In the last few years owners of several large properties have begun the process to convert from agriculture to residential development. Some are converting to crops that require less water. Residential cutbacks of water use are in effect, as well.

Drought across the American west has occurred in the past. There have been periods of drench and periods of drought throughout the recorded history of Southern California. This occasion, however, may be more permanent than occasions of the past if what we are experiencing is linked to global climate change as many scientists seem to agree.

Urban-Wildland Interface

Future growth and housing development in Valley Center will increase population in semi-rural areas at the urban-wildlands interface. Increased residential density will increase pressure on existing wildlife corridors and on fire fighting resources. Planners should carefully consider mitigation measures to reduce impacts of new development on wildlife and fire fighting resources.

Increased Local Employment Opportunities

The commute from Valley Center to employment centers downtown and on the coast takes approximately an hour or longer; and local employment opportunities have been few in the past that offer salaries adequate to afford residential properties of two acres or more. However, trends in workplace technology, along with plans to develop Valley Center's Village areas as traditional town centers, suggest that the community will be more attractive to a greater number of working families in the future.

Technology increasingly allows people who are employed elsewhere to work from home, and also makes possible the operation of home-based consulting and other kinds of businesses. Technology also allows more people to work from home, and many people commute even further from Riverside County into San Diego County for employment. These trends project that the population in Valley Center will increase in the coming years.

Sources:

McHenry, Petei (1998). The History of Valley Center, California: The Homestead Years, 1860-1900

DRAFT 4 CLEAN

Vision Statement
General Plan Update
Valley Center, California
October 23, 2010

VALLEY CENTER IN 2030

This section of the Valley Center Community Plan was written in 2010, and describes the community's Vision for itself in twenty years.

WHO WE ARE

Valley Center is one of the most appealing and vibrant of the small country towns that are tucked inland in North San Diego County. The community is blessed by its extraordinary natural beauty, rolling hills, verdant oak studded valleys, rock escarpments and sweeping mountain vistas. These irreplaceable resources have been preserved, even enhanced, as a result of the community's deliberate plan to grow gracefully - by a built environment arranged around interconnected networks of open space that reflect Valley Center's heritage as a California farm village.

Many people who live in Valley Center also work in Valley Center. Some are professionals with home-based consultancies and businesses; others work locally in the Valley Center School, Water, Fire and Parks Districts; others are employed by local retail and service businesses which include tribal resorts and casinos. Others are employed by Valley Center farms and ranches, and breeding and training facilities. Some residents commute to jobs in Escondido, San Diego and surrounding employment centers.

People who choose to live in Valley Center would say about themselves that they are: independent, appreciative of the natural world and its presence in their everyday life, and also value strong ties to family, friends and community. There is considerable diversity in the community across social-economic classes, ages, life-stages and life experiences, occupations, talents, religious affiliations, ethnicities and interests. The citizenry work side-by-side on myriad flourishing volunteer boards and councils, service clubs, organizations, church groups, activities and hobby clubs — a strength of this community that is all too rare in many places across the state and nation. They make close friendships, care for one another and work together to create a safe and friendly place to raise their families. Country living makes it easy to combine social life with a large amount of privacy, also treasured by Valley Center residents.

COMMUNITY CHARACTER

The character of Valley Center is bound up in its physical characteristics and natural resources from which the built community emerges. The Valley Center Planning Area is large: 86.3 square miles, 55,225 acres, and home to about 33,000 people.

As shown on the land use designation map, about twenty-five percent of the planning area is held in parcels designated Rural that are larger than twenty acres as a result of topography, environmental sensitivity identified by the North County Multi Species Conservation Program, existing agriculture and the intention of community to concentrate development in Village areas. Sixty percent is designated for relatively large Rural and Semi-Rural residential parcels of two, four and ten acres. 1000 acres are designated for Village commercial and residential development.

Valley Center's Two Villages: Special Study Areas

Residential and commercial growth is directed to and concentrated in two compact villages, each less than 500 acres, located in the eastern part of Valley Center in the community's central valley. The Village boundary contains commercial and industrial land uses and Village Residential housing .

These two areas illustrate the many benefits of integrated, coordinated planning of independently-owned properties. Each Village has been purposefully designed and built to appear as though it has evolved over time. Through careful site master-planning, infrastructures function with modern efficiency. Roads manage multi-modal traffic, parking is convenient, organized, shared and mostly out-of-view, shaded green spaces are adequate for the resident and visiting population and well-maintained. At the same time, site design replicates the development pattern and scale of a traditional town. Streets are interconnected, not cul-de-sacs. Design Guidelines for these areas apply a variety of architectural styles that characterize different periods of California history. Through the application of these ideas, Valley Center achieves the best of two worlds: the friendly, family-oriented ambience of a small country town with contemporary amenities and conveniences.

The "hearts" of town are lively gathering places for locals and visitors of all ages. Each is designed around a pedestrian-centered core that features a "main street" of small retail shops, restaurants and local service businesses, as well as a central "village green" and greenways that link to village residential neighborhoods. Side streets are home to professional and medical offices, organizational headquarters and a variety of small businesses that cater, for example, to dancing and karate lessons, art classes, and the like. Streets

designed for walking, browsing and community gathering have wide, shaded sidewalks and on-street parking. These inviting public spaces have been designed so that they can be easily closed to motorized traffic for community celebrations, art shows and performances on the green.

Many Valley Center residents live outside the village and come into town to shop, mingle, recreate and attend community events. The community has worked with developers to site grocery, drug, hardware, and feed stores that require abundant parking on the periphery of our pedestrian-centered areas. This way parking lots are not the focal points of our town centers. But, they are ample and convenient for villagers and other residents to easily carry large purchases to their cars, and are also available for overflow parking that occurs with special events.

Village residential neighborhoods provide a range and diversity of homes to meet needs that vary widely across people of different ages, life stages and incomes, from young singles and families to empty-nesters and single seniors. The community has worked closely with developers to mix lot sizes, housing types and architectural styles through village neighborhoods, again to prevent clusters of sameness and achieve the sort of variety that typifies a traditional town center. Each Village contains about 750-800 ???homes, that range across a wide variety of sizes and styles -- from lofts over professional offices and commercial spaces, to one, two and three-bedroom condominiums, courtyard homes and attached and detached single family residences.

These two small bustling village areas are linked by Valley Center Road, a landscaped boulevard. Alongside is a fenced trail for walking, jogging and horseback riding.

The Rural and Semi-Rural Countryside

The predominance of semi-rural and rural acreage reflects and accommodates the desires of many residents for land around their homes for productive agriculture, horticulture, animal husbandry, as well as for privacy and simple appreciation of the natural world. The community is a haven for llama, alpaca, goat and horse lovers, many of whom live in Valley Center to breed, raise, train these animals on their own property and, for horse lovers, to ride them on Valley Center trails.

Residents speak about dramatic rock formations, rolling hills, micro-climates, majestic oaks and darkness hung with bright stars. They value country roads that meander amidst valleys, meadows, hillsides and ridges, inaccessible canyons and large agricultural fields and groves.

The wildlife that inhabits the area is precious and efforts to protect it and allow it to flourish are important. Residents encounter mountain lions, bobcats,

skunks, raccoons, and coyotes; see owls, humming birds, scrub jays, roadrunners, quail and hawks, as well as gophers, snakes, squirrels, rabbits, ferrets, weasels and lizards of all shapes and sizes. Living in close proximity to these creatures is rare in modern America and requires that there be sufficient open space to allow them to make nests and raise their young. Many Valley Center residents are drawn to the community for the increasingly rare opportunity to experience these natural wonders in their own back yards.

Valley Center has selectively used the “conservation subdivision” to preserve valuable natural resources and to perpetuate interconnected networks of open space while simultaneously supporting the desires of property owners to develop their land. When properties are developed with the intention of setting aside at least half of the property in permanent open space, lot sizes can be much smaller than the underlying density of the property. These developments have been especially popular in Valley Center among people who want to be surrounded by countryside without the burden of caring for two acres or more.

By design and through conscientious planning, the predominant flavor of the community remains rural and varied, an inviting contrast to the mass-produced suburbanized sameness that characterizes a great deal of Southern California.

CIRCULATION AND MOBILITY

Valley Center’s mobility system has been transformed during the last twenty years to achieve several objectives. Roads are public places. Part of the intent has been to improve the flow of traffic that comes to and through Valley Center as a result of our growing local population as well as from the influx of visitors to casinos and destination resorts on tribal lands that encircle the planning area. Equally important has been the intent to design and build roads that are sensitive to the characteristics of the natural environment as well as to land uses and activities of the places the roads traverse. Another intent has been to fulfill the community’s occasional critical need for emergency evacuation routes.

Roads are safe and comfortable for all the people who use them. Traffic moves efficiently and smoothly.

Valley Center road users are varied: motorists; shoppers, business owners, recreational and competitive bicyclists, pedestrians, horseback-riders, wheelers of baby strollers, members of the cross-country team, children and parents of children who walk, ride bicycles and play out-of-doors, restaurant-goers, participants at community gatherings, pet owners and protectors of wildlife.. Road users assume different roles, engage in different activities and exercise different interests in different places.

Roadways that traverse commercial/business districts and residential neighborhoods are built to Boulevard design speeds of 40 mph or less to

ensure the safety of all users: drivers, cyclists and pedestrians. Low design speeds also allow automobiles to pull easily into shopping areas and driveways without the need for deceleration and acceleration lanes.

The routes through Valley Center to Palomar Mountain – Valley Center Road and Cole Grade – are popular with bicyclists from all over the world. The community hosts a number of bike races during the year, during which these roads are closed to automobile traffic for short periods of time to ensure participant and spectator safety.. Bike lanes in Village areas and paved shoulders in Semi-Rural and Rural areas of these routes ensure cycling safety.

Capacity through Connectivity

Valley Center's circulation element roads are supported by an extensive network of local public roads. The intent has been to reduce stress on circulation element roads and at primary intersections by providing alternative routes that are more direct, slower and safer for people, pets and wildlife. Investing transportation funds to upgrade and connect a greater number of smaller roads rather than over-improving a small number of circuitous large roads reduces traffic congestion and noise, shortens the distance between points around town, reduces automobile trips, makes biking and walking more attractive, achieves capacity needs, better protects the community's country character, increases public safety and, in short, achieves a larger range of the community's overall goals.

The Village road network has been financed in large part by development of Valley's Center's commercial and residential neighborhoods in the North and South Villages. New N-S and E-W roads, bike lanes and adjacent pathways support multi-modal traffic into and through these popular gathering places. Village shopping and neighborhood streets support transportation, recreational and mingling needs of residents and visitors.

As planned and shown on the community's road network map, two new routes west have been completed: one from the South Village via Mirar de Valle to I-15, another from the high school –Oak Glen Road area via West Lilac to Route 395. Routes have also been built that connect outlying Semi-Rural areas while bypassing the core of town. There are now N-S alternatives east of Cole Grade that disperse traffic between the high school and the middle school; and there are E-W alternatives to Valley Center and Fruitvale roads. As a relatively small number of Semi-Rural properties have been developed, roads that once dead-ended at these properties have been connected, and some private roads have converted to public roads, as well. Numerous and redundant secondary links lessen the traffic load on primary routes and reduce distances travelled by providing more direct routes. They also help reduce greenhouse gas emissions and air pollution.

The decision to build capacity through connectivity has enabled Valley Center to accommodate local commercial and residential growth while also retaining the country character residents so treasure. Pressure to widen especially picturesque roads, such as Miller, Cool Valley, Lake Wohlford, Woods Valley, West Lilac, and Old Castle, which would destroy the majestic oaks and other characteristics of these roads, has been relieved by building alternative routes and by improving intersection capacities. The County's Rural and Village Road Standards combined with Valley Center's Design Guidelines and Right of Way Development Standards have resulted in context sensitive design speeds which in most cases allow for the preservation of mature trees, natural topography, rock formations and other of the community's natural assets.

The community supports building roads that are consistent with the character of the community. Residents do not support overly zealous road improvements that provide excessive capacity prematurely, induce growth and are more costly than more modest improvements. Minimizing impacts to the environment and to community character by fitting roads to existing contours; right-sizing lanes, road beds and paved surfaces; and utilizing natural road edges and swales rather than concrete curbs and gutters decreases the cost of individual road improvements and stretches transportation funds. The community also supports links to regional mass transit alternatives which will protect the environment, reduce automobile traffic, decrease greenhouse emissions, and expedite commuting.

Trails and Pathways for Non-Motorized Transportation

As shown on the County's Community Trails Masterplan, the community's 119-mile network of roadside pathways and cross country trails enhances mobility around town, as well as enjoyment of the outdoors. North Village distances are short between neighborhoods, elementary schools, the library, post office, shops, and professional and medical offices. As a result Village dwellers especially rely on walking and biking both for recreational pleasure AND to get where they need to go. The two and one-half mile Heritage Trail that links the North and South Villages is a popular walking and jogging route, and is popular, too, with horseback riders. Trails and pathways between and through Village areas connect to pathways along all circulation element roads and many local public roads, as well, and lead to cross-country trails throughout the planning area. These provide schoolchildren who live in the North Village safe routes for walking and biking back and forth to school, which is good exercise for them and also reduces the number of cars on the road.

Staging areas in several locations provide parking for automobiles and horse trailers, as well as for emergency vehicles and crews during wildfires and other emergencies.

COMMUNITY SERVICES AND INFRASTRUCTURE

Services in the Valley Center Planning Area are provided by a combination of public utilities, private businesses, homeowners associations, assessment districts and independent public service districts.

The development of industrial, commercial, office-professional and residential properties in Valley Center's two Villages provides facilities, services and products to fulfill residents' daily needs, and more decreasing out-of-town trips and increasing local employment opportunities. During the last twenty years, Valley Center has gained many of the amenities that residents included on their wish lists when this plan was conceived.

For example, Village developers have designed large Village Greens around protected resources -- the Moosa Creek flood plain in the South Village and the swath of majestic oaks that run diagonally through the North Village along the natural drainage that crosses Cole Grade and Valley Center Roads. These open spaces, together with quiet passive parks, playgrounds for small children, playing fields and recreational areas for older children, and trails and water features throughout the business district and residential neighborhoods create country pleasures for village residents of Valley Center.

Playing fields, tennis courts and a public swimming pool are available within Adams Park for use by the community's adults and children, and are managed by the Valley Center Parks and Recreation District. The County's gift to the community of approximately twenty acres on the northeast corner of Cole Grade and Valley Center Roads -- which for many years housed vehicles and supplies for the County Department of Public Works -- has enabled the modernization and expansion of Adams Park which has long been a widely-patronized community athletic facility. It is hoped that the former campus of the Valley Center Municipal Water District will eventually be added to these facilities.

The Valley Center Parks and Recreation District also owns and manages the 9.5 acre property at the corner of Lilac and Valley Center Roads which houses the new community center complete with a senior center, meeting rooms of various sizes, and a Boys and Girls Club. Nearly adjacent, with the Valley Center Fire Station in-between, are 10-acres of playing fields, the "Old Community Hall" and the Community Hall Green, a venue for community events and large private gatherings.

Many years of hard work by the Valley Center Trails Association, the Planning Group, and other non-profits and private benefactors, culminated in acquisition of the 200+-acre Keyes Creek Canyon Preserve and Mitigation Bank at the southern end of the creek, behind the new Water District Headquarters.

Valley Center's traditional fandango, "Western Days" takes place over Memorial Day Weekend, and uses a variety of locations to stage its customary events. The parade marches from the North Village to the South along Valley Center Road as it always has. Both Villages rope off their commercial cores, open their restaurants and cafes, and locate arts and crafts exhibits and musical entertainment on their greens. The Maxine Theater hosts a Film Festival organized by drama students at the High School. The rodeo, horse show and other large animal events take place in three arenas on the grounds of the equestrian center.

A multi-purpose equestrian center provides breeding, training, show and spectator facilities, and also serves as a large animal evacuation site in the event of wildfire emergencies.

In-town amenities include two full-service grocery stores, and such enterprises as restaurants, a coffee shop, a book store, a small medical office building with emergency treatment services, a senior center with assisted living housing, exercise and dance studios, several gift, antiques and specialty shops, , quilting and crafts centers, caterers and a bakery. A solar powered trolley on wheels follows a regular route around town and connects to the nicely-disguised transit stations that whisk people in and out of Valley Center

Companies providing business-to-business services have located here. Stores offering agriculture and horticulture supplies and equipment, hardware, landscape plants, and animal feed and supplies remain in Valley Center, owned by the same families who have owned them for many years. The community supports locally owned businesses that cater to the eclectic essentials of a diverse community. These include companies that provide cable and satellite television, high-speed internet connections, renewable energy systems and recycling. Artists and artisans are also attracted to Valley Center for the ambiance, and for the marketing opportunities that out-of-town visitors provide.

National franchises in Valley Center abide by the community's design standards for signage and architectural detailing. There is no visible "battle of the brands" here, no cacophony of billboards, flashing lights, neon, no signs larger than four feet by eight. Valley Center's Design Guidelines establish the community as its own brand of California Farm Village. There is a Farmer's Market, and there are numerous farm stands and agribusinesses around town that offer fruits, vegetables, nuts, flowers, and other locally produced products.

Most local businesses belong to and support the Valley Center Chamber of Commerce. In addition to the Chamber there are civic organizations, service clubs and business associations too numerous to list.

LOCAL ECONOMY

Valley Center has a thriving local economy. Once an agricultural borough on its way to becoming a bedroom community, the plan to concentrate growth in two Villages areas within walking distance of commercial and professional supplies and services has vitalized the core of town. Local businesses provide an array of contemporary amenities and frills as well as abundant staples so that most people who live in Valley Center meet their daily needs locally.

Village housing features homes of various sizes on smaller lots than had previously been available in Valley Center. This opens the opportunity for more people who work in Valley Center to live here, and allows residents to remain in town without maintaining a large rural property. Singles and families living in proximity to local enterprises create the buzz of village activity that draws others.

The local economy is also stimulated by visitors to local agribusinesses like Bates Nut Farm and Lavender Fields, attractions like the Palomar Observatory, cycling events, and to casino-based destination resorts on Tribal Lands that ring Valley Center and draw people from the entire region to gambling, dining and musical performances. Valley Center is also a mecca for the self-employed, home-based professionals and consultants, for horse breeders and trainers, for specialty and hobby farmers and ranchers and for businesses that serve them.

Even though Valley Center is a vital community with plentiful local services and even some regional attractions, relatively speaking, it is still a small town in the country. Residents drive into Escondido and San Diego for regional shopping, theater, major sports events, and big box stores. Few residents commute alone in automobiles to work. They use the many well-placed park-and-ride lots to share rides or take mass transit to links on the I-15. The community has grown to the point that high-speed mass transit is used quite commonly for trips downtown to offices, the airport, and cruise docks.

ENVIRONMENTAL RESOURCES AND SUSTAINABILITY

Conservation and protection of the community's natural resources is deeply valued by Valley Center residents. Natural resources include natural vegetation and wildlife, natural topography -- hills, high relief landforms, canyons, valleys and ridgelines. Protected too, are the dramatic views that are commonplace in Valley Center as well as the iconic vistas from Chaparral, Kiavo, Sierra Roja, Old Castle, and Valley Center Roads. Natural resources also include clean air, clean water, dark skies and the natural beauty that characterizes the planning area. It is the community's intention to protect these resources from over-exploitation, waste and extinction.

New development is located to preserve interconnected networks of open space in Valley Center for future generations. Valley Center supports development that respects, cohabits and enhances the natural world, contributes to the quality of life that residents treasure, and brings to the built environment exceptional design, diversity, and enduring quality.

The community supports green building and other green practices. These include site, landscaping and structure design that exploits opportunities for passive heating, cooling and lighting; the conservation and production of renewable energies; water conservation through grey water systems, the use in landscaping of drought tolerant plants, trees with edible fruits and vegetative diversity to support indigenous birds and animals, the use of permeable surfaces for driveways and parking lots, the use of reclaimed water, and on-site and local mitigation whenever possible.

SAFETY

Although earthquakes, mudslides and floods are all potential natural hazards for Valley Center, wild fire is the most present risk and the greatest safety concern for residents.

Wildfire Prevention, Protection, Defense, Evacuation

Since the devastating wildfires of 2003 and 2007, the community has developed a multi-pronged Community Wildfire Protection Plan to prevent wildfires from occurring, and, should they occur, to protect homes from destruction and protect residents, and their animals from harm.

The plan includes brush and vegetation control, the mandatory removal of dead groves, preparation of defensible space around Semi-Rural and Rural homes, workshops on emergency preparations, neighborhood fire protection, emergency notification and evacuation. Homes in the wildlands or in the wildland urban interface (WUI) areas of our community are built in accordance with the 2008 WUI Building Codes for very high fire danger localities. All areas have access to secondary evacuation routes.

The community supports undergrounding of electrical lines whenever possible, particularly in high-risk areas, and in other areas the high-stringing of wires on steel poles. Undergrounding utility lines prevents the lines from igniting a fire. This approach also eliminates loss of power during fires and enhances the efficacy of the reverse 911 warnings.

The community has also put in place a Community Protection and Evacuation Plan (CPEP) providing for safe and efficient evacuation in case of emergency.

In addition to public roads leading out of town (south to Escondido, west to routes 395 and I-15, and north and east to Route 76) the community has identified and upgraded to CAL FIRE standards several additional roads. These roads are mapped for the community and are opened in case of an emergency.

There are also multi-use staging areas at trail heads throughout the planning area; these are intended during wildfires to be used by fire fighting and emergency response teams.

Human and Social Well-Being

The Valley Center community is oriented to individuals and families who enjoy fairly simple pleasures – their children, friends and neighbors, pets, their gardens, 4-H programs, local theatrical productions, riding horses, hiking, good local public schools, talents and skills they can bring to home team endeavors, dark nights, the moon over Pauma Valley, the beautiful scenery, peaceful tranquility, roads without street lights. The community's greatest strength is its unity around diversity and its striving to hold onto this in a world that pushes for sameness and stratification. People who come here want to stay.

1. Land Use

LU -1 Land Use Designations

Land Use Designations in the Valley Center Community Planning Area (VCCPA) include the three Regional Categories that are set forth in the San Diego General Plan Community Development Model: **Village**, **Semi-Rural** and **Rural**. Descriptions in the General Plan of these designations and their placement on the VC CPA land use map (Figure 1.0) describe the community's intentions for the location and intensity of new development.

LU - 2 Land Use Diagrams

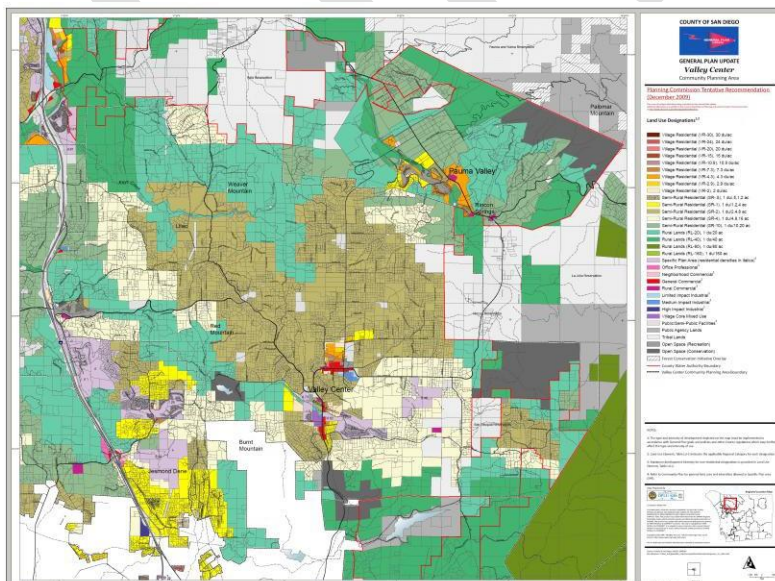
The VC CPA land use map (Figure 1.0) and more detailed maps of the two Village nodes (Figure 1.1) show the community's intentions for land uses:

1. Compact **Village** development in the central valley in two nodes which are separated by a large rock escarpment and the wetlands of Moosa and Keyes Creeks. The Village area comprises 1554 acres ; 951 acres in the North node, and 603 acres in the South node.
2. The central Village area is surrounded by Semi-Rural and Rural development.
3. **Semi-Rural designations feather from the Village and comprise about 60% of the CPA**; Semi-Rural densities are one dwelling on two, four, eight, ten and twenty acres, depending on slope.
4. **Rural designations are located mainly on the periphery of the CPA and comprise about 25% of the CPA**; Rural densities are one dwelling on twenty acres or larger as a result of topography, environmental sensitivity, and existing agricultural preserves.
5. These designations achieve the population target for the VC CPA of _____ which should only be increased in conjunction with a comprehensive General Plan Update.

In addition:

5. Approximately _____ acres of the VC CPA are designated Public, Semi-Public and Preserve.
6. Approximately _____ acres inside the VC CPA boundary are under the jurisdiction of two sovereign nations: the San Pasqual Band of Mission Indians and the Rincon Band of Mission Indians.

Figure 1.0 Valley Center Community Planning Area Land Use Map



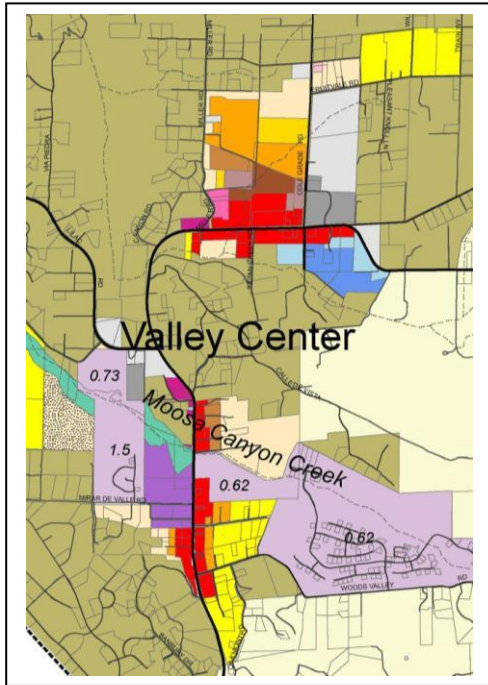


Figure 1.1 Valley Center's Designated Village Areas

Since the late 1800s, Valley Center's commerce and industry has grown mainly in two nodes in the central valley where the important crossroads of Woods Valley, Lilac and Cole Grade meet Valley Center Road. The two Village nodes are separated by floodways of Moose Canyon and Keyes Creeks that run along both sides of a steep escarpment. The escarpment between Village nodes is designated for Semi-Rural residential development, and is largely built at this designation.

(add Keyes Canyon Creek to this map)

GOALS & POLICIES

GOAL LU-1: Maintain the boundaries of Village, Semi-Rural and Rural land use designations.

Policies

LU-1.1 Contain new Industrial, General Commercial, Office Professional, Mixed Use and Village Residential uses inside the central valley Village boundary.

LU-1.2 Contain urban services and amenities, such as sewer services, concrete curbs and gutters, sidewalks, on-street parking, and street lights inside the Village Boundary.

LU-1.3 Prohibit expansion of the Village Boundary and/or sewer services until properties within the established Village boundary are built out. (Commercial area provided in this plan already exceeds Valley Center's build-out needs by 100%; and Village residential units provided in this plan reflect a 1000% increase over existing conditions. The community will be ill-served by expanding Village boundaries until growth is achieved where it is already planned.)

LU-1.4 Prohibit the establishment of new Village areas in the CPA except in the context of a comprehensive General Plan Update

LU-1.5 Maintain the minimum lot size of two acres in Semi-Rural designations except for: Conservation Subdivisions and other projects developed under a Specific Plan, and pre-existing smaller parcels including those that are Village adjacent and designated Semi-Rural-1.

LU-1.6 Lot sizes achieved through Conservation Subdivision planning vary by land use designation and by sub-area. (See the section below in this chapter on Conservation Subdivisions.)

LU-1.7 Maintain the Rural designation as buffers around the periphery of the VC CPA.

LU-1.8 Consult chapters below on Conservation Subdivisions and Community Character, the County Design Guidelines for Residential Subdivisions, and Valley Center Design Guidelines.



Valley Center residents want to protect the community's natural beauty, rural flavor and its wildlife: local indigenous flora and fauna: mountain lions, bob cats, coyotes, raccoons, opossums, skunks, weasels, vultures, cranes, raptors, hawks, eagles, and, of course, rabbits, squirrels, moles, gophers, snakes, lizards and salamanders.

LU- 3 Community Growth Policy

Valley Center's population will double with this General Plan. The greatest challenge for the community is to grow gracefully in areas where development is planned while protecting the community's natural and built resources, its rural heritage, its agriculture, horticulture and animal husbandry, its countrified ways and quality of life. Land uses have been carefully considered and designated with this purpose in mind.

Conserving natural lands enables nature to perform life-sustaining services that otherwise have to be provided technologically at great expense. Natural land degrades organic wastes, buffers air pollutants, moderates climatic change, conserves soil and water, preserves genetic diversity among species, and pollinates food crops and other plants. Protecting agriculture, horticulture and open country for equestrian facilities, animal husbandry, plant nurseries, recreation and other uses helps sustain our local rural economy and provides areas in North County that are still reserved for rural ways of life.

The Valley Center CPA contains several types of native plant habitats which provide habitat for a diversity of wildlife species: riparian; oak woodlands; chaparral; and coastal sage scrub. Rare and endangered plants and animals have been identified in these natural areas. These high relief landforms, floodplains, ridges and canyons are also scenic and contribute to the open, natural character of Valley Center.

GOAL LU-3.1: New development is consistent with land use designations and zoning, existing and planned infrastructure, and available resources.

Policies:

LU-3.1.1 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;

LU-3.1.2 Encourage achievement of allotted density in Village areas.

LU-3.1.3 Ensure that new development is coordinated the following resources: road capacity, water availability, potential wastewater treatment facilities to include landscape and agricultural land available for dispersal of treated water, school classrooms, park land, and air quality.

LU-3.1.4 Ensure that new development covers costs of expanding public infrastructure, utilities and services, including wastewater treatment facilities.

LU-3.1.5 Require new development to provide sufficient, central and accessible open spaces, parks, recreational outlets, amenities and services to serve their residents.

LU-3.1.6 Require any on-site amenities and services to be compatible with sub-area character and reflect activities that typically take place in the area.

GOAL LU-3.2: New development respects and furthers the community's rural heritage and quality of life. The skin of the earth is not disturbed any more than is absolutely necessary.

Policies:

LU-3.3.1 Support development in **Semi-Rural** areas of single family homes at slope-dependant densities providing that development is consistent with surrounding built neighborhoods and respectful of natural resources and features that characterize these areas, their mesas, valleys and gentle slopes.

LU-3.3.2 Support development in **Rural** designations of single family homes and permitted agri-businesses when conservation site planning respects the scale, irregularity and diversity that characterizes rural development.

LU-3.3.3. Require contextually sensitive rural planning and design in all land use designations. This means that new development should treat as assets: the rural character of the community, the natural slope and features of the land such as rock outcroppings, boulders, mature indigenous trees and thickets of natural vegetation.

LU-3.4.4. Require site inventory maps to precede site planning in order to determine areas that should be conserved and areas that can be disturbed for development.

LU-3.3.5. Require site plans to be harmonious in scope, scale, bulk, style and coverage with surrounding properties, so that new building pads and structures blend inconspicuously into the landscape.

LU-3.3.6. Require grading and shaping of building pads to follow the landscape's natural contours; prevent unnatural geometric shapes and the artificial elevation of building pads.

LU-3.4.7 Prohibit repetitive cookie-cutter development that destroys local character.

LU-3.3.8 Encourage site plans that provide open spaces that are visible from Valley Center roads, accessible to homes and link to open spaces on adjacent properties.

LU-3.3.9 Require a diversity and mix of lot sizes and housing types, architecture, landscaping and lot sizes to attract people of diverse lifestyles, occupations, interests, and ages.

LU-3.3.10 Produce variety within the range of design options that are compatible with the character of the sub-area (see the chapter on Community Characters: Valley Center's Sub-Areas.)

LU-3-3.11 Discourage the destruction of agriculture. Support the Right to Farm Ordinance and require mitigation for any residential project that destroys agriculture or adversely affects adjacent and near-by agricultural uses.

LU-3-3.12 Encourage preservation of historic sites and structures.

GOAL LU3.4: New development preserves the beauty and function of the native environment.

Policies:

LU-3.4.1 Preserve Valley Center's naturally functioning eco-system, its natural beauty and landscape features (open spaces, canyons, ravines, creek beds and wetlands, ridgelines and hillsides, rock outcroppings and ledges, natural topographical contours, unique scenic views, meadows, oak and sycamore trees), and its natural plant and animal habitats.

LU-3.4.2 Prohibit the artificial channeling of any creek, the flattening of any hilltops, and the filling of any canyons, ravines or valleys.

LU-3.4.3 Maintain green belts along streams and flood prone areas.

LU-3.4.4 Incorporate conservation into all new development. New building should showcase Valley Center's natural splendors not obliterate them!

LU-3.4.5 Preserve landmark trees of all species as significant features of Valley Center's natural heritage. A "landmark tree" is defined as visually significant (diameter greater than 12"), historically significant, exemplary of its species, or more than 100 years old.

LU-3.4.6 Require mitigation for Valley Center projects to occur in Valley Center: on site or in established VC mitigation areas.

LU-3.4.7 Encourage new development to retain as much of the natural landscape and vegetation as possible, and to re-vegetate with native, native-compatible and drought tolerant species that will thrive in the particular sub-area's microclimate.

LU3-4.8 Encourage retention and/or relocation of mature trees. When relocating within a project is not possible, encourage relocation to other areas of Valley Center, including, but not limited to, parks, schools, and other public sites.

LU3-4.9 Require any large trees that are destroyed during construction to be replaced by at least an equal number of native or native compatible specimen sized trees shall be replanted on the property. Large trees are those measuring 6" in diameter when measured 4 feet from the ground. Specimen sized tree are those contained in boxes which are 24" in width or larger.

LU-3.4.10 Safeguard air and groundwater quality with adequate greening.

LU-3.4.11 Encourage green development and green building practices.

LU-3.4.12 Consult the chapters on Conservation Subdivisions and Conservation and Open Space, and the County Design Guidelines for Residential Subdivisions

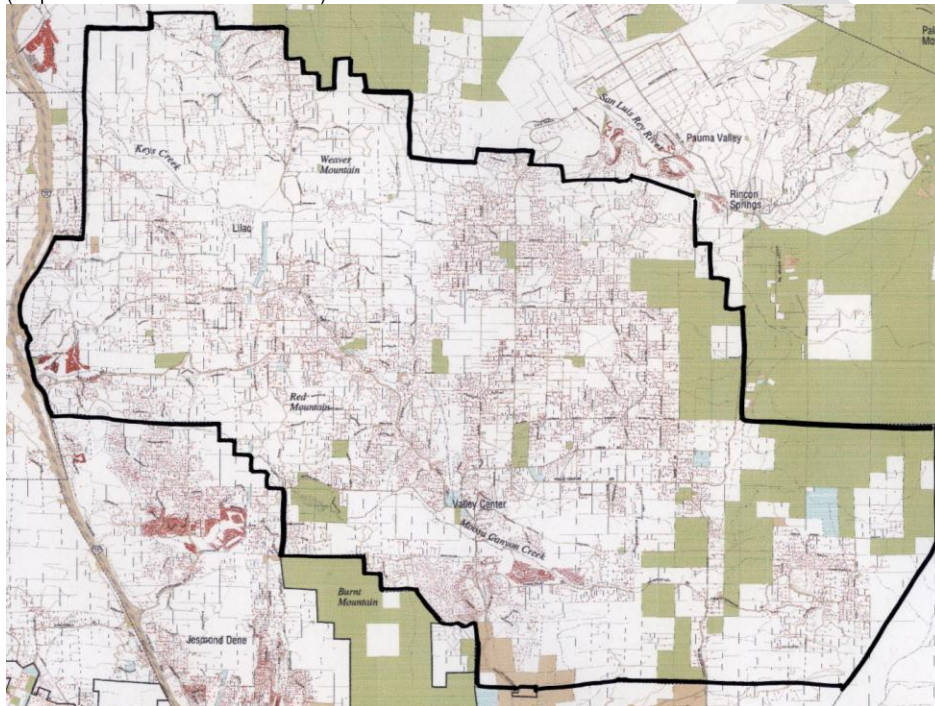
GOAL LU-3.5: Preserve resources that are identified on the Community Resources Map.
(insert map)

LU -4 Community Characters: Sub-Areas of the Valley Center Planning Area

The Valley Center CPA covers an area of 86.3 square miles, or 55,225 acres. Because the planning area is large and diverse, both natural and built environments vary considerably in different parts of town. Characters of VC's sub-areas vary by topography, vegetation and wildlife, micro-climate and other natural features; by proximity and remoteness to the center of town, and by the particular settlement patterns and the ways and qualities of life that have evolved in Valley Center over time.

The community cherishes this irregularity and diversity and intends for its historical development patterns in each sub-area to be the models for new development.

Figure 1.3 Valley Center's Sub-Areas
(map to outline and label sub-areas)



This map shows sub-areas of Valley Center in a context of the community's residential development patterns. Development during the last 100 years has occurred mainly on mesas and has dodged the rugged topography, canyons, arroyos and creeks that criss-cross the CPA and provide its characteristic scenic vistas. Sparsely built areas are generally remote, wildfire prone, steep, creek-crossed by creeks. Less dense designations of SR-10 and Rural-20 and -40 reflect these constraints.

172 GOAL LU-4.1 New development emulates and strengthens the distinctive characters of Valley Center's sub-areas

Policies

173 LU-4.1.1 Site, architectural and landscape designs for new development will emulate development patterns that are described for each sub-area of Valley Center (see Chapters specific to Village, Semi-Rural and Rural Sub-Areas).

174 LU-4.1.2 Designs for major subdivisions will follow the County's manual for achieving context-sensitive project designs: "Design Guidelines for Residential Subdivisions"

175 LU-4.2 Site plans will adhere to context sensitive street edge treatments which are detailed in Valley Center's J-36 Right-of-Way Development Standards.

LU-4.1: Village Development and Character

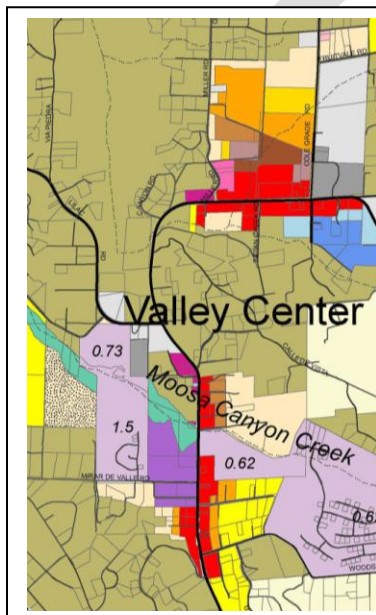
Since Valley Center's first Community Plan in the late 1960s, the community has planned its most intense development for the two Village nodes in the central valley. The North Village is located on about 951 acres in the northwest and south west quadrants of the intersection of Valley Center and Cole Grade Roads. The South Village is located on about 603 acres that straddle Valley Center Road between Woods Valley and Lilac Roads.

Most local retail businesses, professional offices, light industries and a small number of homes have for many years been located here. However, community opposition in the past, coupled with a high water table in and the lack of wastewater treatment facilities in the central valley has prevented more intense Village development.

During the period 2000-2010 circumstances merged to support the concentration of Commercial, Industrial, Mixed-Use and Village Residential development in the central valley Village areas:

- construction of the Woods Valley Ranch wastewater treatment facility in the South Village and its planned expansion; and
- purchase by two cooperating developers of several hundred acres in the North Village and their plans for treatment and dispersal facilities in conjunction with the integrated pedestrian-oriented community they are planning; and
- the widening of Valley Center Road; and
- the County's decision to direct growth toward existing infrastructure in order to reduce costs of extending roads and urban services to increasingly remote countryside development.
- the realization on the part of the Valley Center community that intensifying residential growth in the Village area would better support local shopping and services, enrich the local economy, provide local jobs, reduce trips out of town AND protect the functioning ecosystem and natural scenic beauty of more remote parts of the CPA which residents so treasure.

LU-4.1.1 Village Intensification & Master Planning



Valley Center's business center and about 25% of its residential growth are planned for the north and south Village nodes in the central valley. The two Village areas are separated by tributaries of Keyes and Moosa Canyon Creeks that run east-west, as well as a steep escarpment and that is designated for Semi-Rural residential homes.

North and South Villages are linked by Valley Center Road. In anticipation of compact Village development, Valley Center Road has been designated a Boulevard with a landscaped median; and was in 2010 widened to this County Standard. Alongside the road is a fenced "Heritage Trail" for walking, jogging and horseback riding.

*Add labels: Keyes Creek
North Village
South Village*

GOAL LU-4.1 Two compact and master-planned “town centers” provide local shopping and services, central gathering places for public community activities, and expanded options for housing.

Policies:

1. Require integrated master-planning of separately owned parcels so that commercial areas and residential neighborhoods are contiguous and work together as a whole town center.
2. Support expansion of the Woods Valley Ranch wastewater treatment facility to serve the South Village, and the establishment of a new wastewater treatment facility to serve the North Village.
3. Require Village commercial areas to be pedestrian- oriented AND accessible by automobile.
4. Encourage a “main street” design for the commercial core: small retail shops, restaurants and local retail and service businesses, with side streets for professional, medical and civic offices, and small businesses and service organizations.
5. Prohibit a hodgepodge of unrelated shopping areas and residential subdivisions.
6. Encourage a design that incorporates both on-street parking and parking to the rear-of-building in small, conveniently located and shared parking lots that are abundantly landscaped and mostly out-of-view.
7. Underground all utilities.
8. Integrate affordable housing units with market priced dwellings; prohibit their concentration in one area of any neighborhood.
9. Encourage use of treated water for irrigation of Village landscaping, parks and golf courses.
10. Consult the chapter on Village Character for additional design parameters

GOAL LU-4.2: Village infrastructure and amenities serve business patrons and residents of Village neighborhoods as well as the citizens of greater Valley Center.

Policies:

1. Require Village transportation infrastructure that meets needs of all users: pedestrians, cyclists, motorists, and equestrians.
2. Require an interconnected network of multi-modal Village roads that facilitate mobility; avoid dead-end streets and cul-de-sacs.
3. Require wide, shaded sidewalks for walking, browsing and community gathering.
4. Require non-motorized cross-country trails to link residential neighborhoods to commercial areas.
5. Require a central “village green” that is large enough to accommodate large public gatherings.
6. Require greenways that link to village residential neighborhoods.
7. Require inviting, shaded public greens and open spaces.
8. Require a large public green adjacent to central public areas for community celebrations, art shows and performances that can be easily be expanded by closing public streets to motorized traffic.
9. Strengthen the friendly, family-oriented ambience of Valley Center’s small town character with contemporary amenities and conveniences.
11. Consult the chapter on Mobility and Valley Center’s J-36 Right of Way Development Standards.

North Village (2010)



Figure: NORTH VILLAGE 2010. The North Village is situated on 950 acres of flat and sloping land along both sides of Valley Center Road between Miller and Wilhite/Highpoint, and on both sides of Cole Grade between Keyes Creek and Fruitvale- Misty Oak. Keyes Creek flows north through Keyes Canyon after turning from its east-west flow just to the south of Valley Center Road, Development concerns here include showcasing the oak-studded drainage that runs diagonally through the property as well as the views of Palomar Mountain and to preserve natural features – topography and rock formations.

North Village Conceptual Master Plan

The North Village contains commercial and office professional uses north and south of Valley Center Road mainly between Canyon and Vesper Roads. Industrial properties are located on both sides of Cole Grade Road south of Valley Center Road. The North Village will be developed as a pedestrian-oriented “California Farm Village” in accord with a conceptual master plan that has been in development for several years, which is illustrated and described below.



The Master Plan for the North Village shows a pedestrian-oriented “Main Street” with a Town Green, abundant recreational greens and open spaces. Feathered from the commercial core are a mix of residential neighborhoods, each with a variety of housing types, lot sizes, and architectural styles. Through the use of site designs and architectural treatments that emulate historically authentic patterns and structures, the built environment will appear to have been built across time, beginning in the 1860s and continuing to the present.

South Village Plan: Mixed-Use Master-Planning and Reclaiming Strip Commercial

The South Village is slated also for a master-planned pedestrian-oriented town center with commercial and residential uses. The 25-acre site of the former Konyon Dairy north of Mirar de Valle Road is designated for Mixed Use and requires a master plan. In addition, this Community Plan also addresses in-fill development and expansion of strip-commercial properties on both sides of Valley Center Road between Woods Valley and Mirar de Valle Roads Road, and between Moosa Creek and Lilac Road.



Figure: SOUTH VILLAGE 2010. The South Village is located on 603 acres on both sides of Valley Center Road between Lilac and Woods Valley Roads which are mainly upland mesa. Moosa Creek flows east-west through Woods Valley Ranch and Golf Club, and across Valley Center Road to bisect the former Konyon dairy farm, and the Orchard Run Specific Plan Area that lies between Lilac and Mirar de Valle roads. Development concerns here are the adequate protection of wildlife habitat, the provision of abundant recreational parks and open spaces for residents of relatively dense Village neighborhoods, and the use of design approaches to the site, landscaping and architecture that reflects Valley Center's authentic history.

Valley Center Road Strip Commercial: Reconfiguration as properties are improved.

(this graphic comes from Arendt's Rural By Design.)

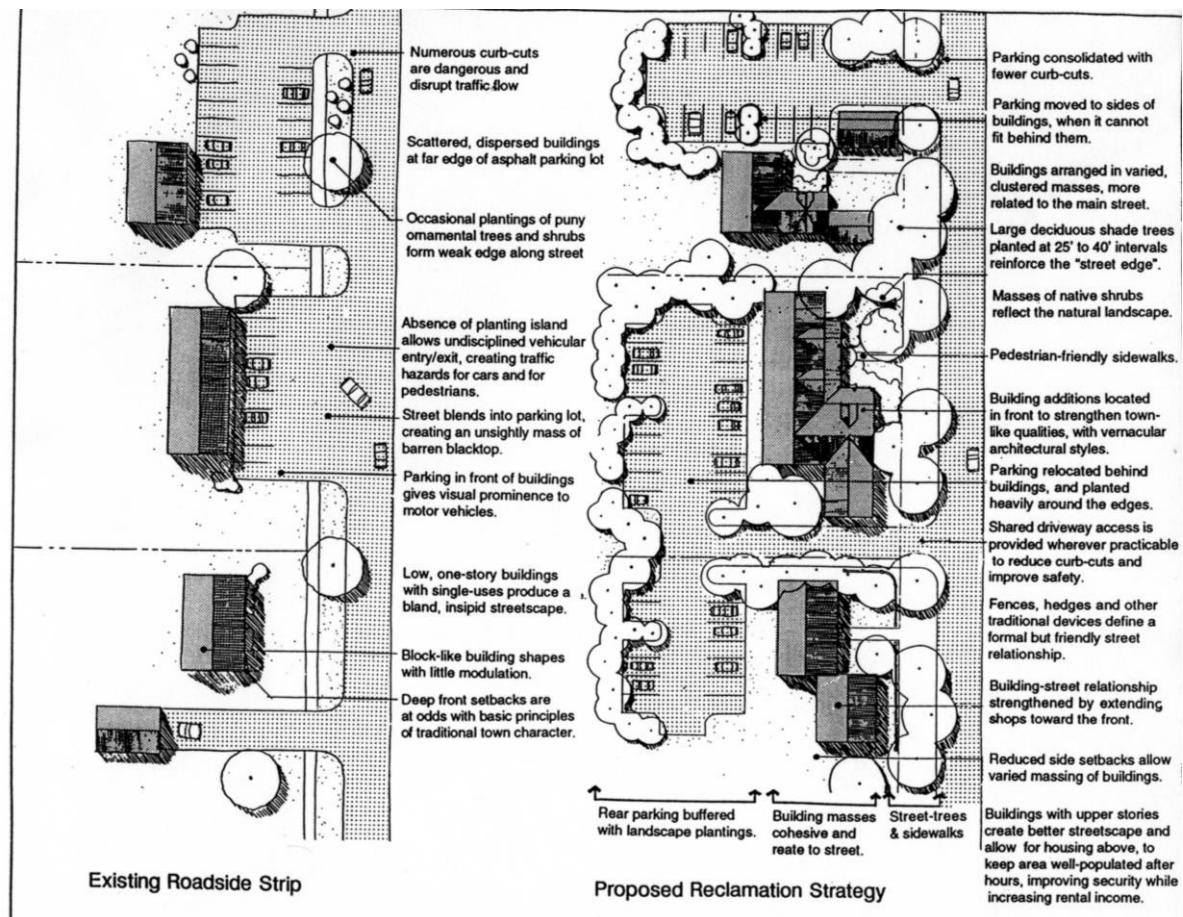


Figure: This illustration from Randall Arendt's "Rural By Design" shows the community's concept for in-fill development in the South Village. Call outs explain site design concepts and features which -- as properties are expanded, refurbished and newly developed -- will help transform the South Village from a corridor dominated by automobiles into attractive pedestrian-friendly locations for shops, small eateries, and professional offices. Parking will be located to the rear and side of buildings; buildings extensions will be brought closer to the roadway to create a more traditional street edge. Over time, this design approach combined with street-tree planting and sign replacement will help transform the South Village from a "corridor" to a true village

Figure: Konyn Property Conceptual Master Plan
(do we want to include this?)

LU5.3 Village Character: A California Farm Village

Valley Center was settled by homesteader-farmers more than 150 years ago. The Vision for the community's next stage of development honors and builds upon this rural and agricultural heritage. Valley Center's desire is to become MORE of what the community already is: a "California Farm Village."

Goal 5.3.1 New commercial and residential development emulates authentic development patterns, scale, features and architectural styles of a traditional California Farm Village.

Policies:

1. Advise property owners and developers to work with planners, designers and architects who are familiar with authentic historical architectures of the West, and know how to combine the design elements that create them.
2. Encourage building design that emulates *authentic* historical forms, architectural genres and detailing.
3. Use *authentic* Adobe, Monterey, Spanish Colonial, Mission, and Mission Revival styles of architecture that are typically combined in small towns of Valley Center's vintage, each Village node will appear as though it has evolved over time.
3. Prohibit hybrid architectures.
3. Old buildings should, if possible, be renovated, added to and re-used instead of torn down.
4. New buildings should emulate historic architectures in terms of scale, form, styles, massing, roof pitch and shape, window size, shape and spacing, and exterior materials.
5. Buildings should vary from one another, be irregular in design and be uniquely located on the land.
6. Properties should use fences, hedges, and other traditional devices to define a property's relationship to the street.
7. Enforce design guidelines for site planning, architecture, landscaping, street edge *treatments*, and other design elements which are historically authentic in commercial and residential areas
8. Adhere to VC Design Guidelines in all areas.
9. Limit village development to two-stories except for special features that the community desires, such as bell and clock towers, and church steeples
10. Reconfigure and reclaim strip commercial development along VC Road in the South Node (see Figure ____).
11. Buffer Village Residential areas from incompatible activities that create heavy traffic, noise, odors, dust, and unsightly views through the use of landscaping and preserved open space.

LU5-3A Village Commercial and Industrial Character

With only a few exceptions, all commercial, professional/office and industrial land uses are located inside Village boundaries in the central valley where considerable expansion, infill development and redevelopment are anticipated during the life of this Community Plan.

212 **GOAL LU-5.3.2** Vibrant, compact, pedestrian-oriented commercial areas that replicate the human scale, style and character of a California Farm Village.

213 *Policies*

1. Prohibit "big box" stores (How best? Through floor area ratios?)

How to quantify the scale and mass of commercial buildings that will be consistent with the community Vision for Village development?

1. What about "coverage" and FAR (Floor Area Ratios?)(Montecito's is 0.25)

2. What is the relationship between SF and parking area required?

3. How to limit the size of most buildings to 2000 – 15,000SF?

214 2. Larger retail buildings should be scaled to residential proportions. Buildings larger than 2500 SF should be designed as groupings of attached structures, and arranged in varied, clustered masses or a refurbished agricultural building, such as a barn or packing house.

215 3. Chain stores must adapt corporate branding to be consistent with Valley Center's "Farm Village" identity. This applies to architectural treatments and signage that serve as brand identities, such as McDonald's "golden arches" Community character – keep VC's small town look and feel.

216 4. Structures as a group should create a strong building edge 15-30 feet from the street

217 5. Larger structures, such as grocery, drug, hardware, and feed stores that require abundant parking should be sited on the periphery of pedestrian-centered areas. Parking lots will not be the focal points of our town centers. But, they will be ample and convenient for villagers and other residents to easily carry large purchases to their cars, and are also available for overflow parking that occurs with special events.

218 6. Parking areas should be shared, consolidated and connected, and located behind or to the side of buildings in order to screen parking and reduce traffic congestion

219 7. Village vegetation should be compatible with the qualities of treated wastewater which will be a source of all Village irrigation.

Examples of Existing Village Commercial Buildings



Figure: Existing Village Development: Even though the Village nodes are sparsely developed in 2012 (relative to the anticipated future intensity) visitors to Valley Center can see in existing commercial and civic buildings the human scale and diversity of design that the community values.

Examples of "California Farm Village" Character for New Commercial Development



Individual Signage for Smaller Retail



Entry/Signage and Patio Seating



Retail Entry/Signage



Supermarket Entry/Signage



Store Front



Store Front



Signage over Awning



Signage at Porch Element



Retail Center



Retail Entry/Signage

Village residential neighborhoods provide a range and diversity of homes to meet needs that vary widely across people of different ages, life stages and incomes, from young singles and families to empty-nesters and single seniors. The community has worked closely with the developers to mix lot sizes, housing types and architectural styles through village neighborhoods, again to prevent clusters of sameness and achieve the sort of variety that typifies a traditional town center. Each Village contains about 750-800 ??? homes, that range across a wide variety of sizes and styles -- from lofts over professional offices and commercial spaces, to one, two and three-bedroom condominiums, courtyard homes, attached two and four-plex, and detached single family residences.

We need help fleshing out these goals and policies. What is necessary to produce the Vision?

Goal LU5-3B.1 Village residential neighborhoods provide a mingled diversity of housing products to meet needs of people of different ages, life stages and incomes.

Policies:

1. Mingle diverse lot sizes and shapes, and home types and sizes through Village residential neighborhoods
2. Neighborhoods closest to the Village core include a mix of the denser housing. Density decreases as it approaches the boundary of Semi-Rural properties along Misty Oak.
3. Provide functional and recreational amenities to serve neighborhood residents in addition to Park Lands Dedication Ordinance funds.
4. **Maximum primary building area (1500SF plus 25% of the lot area?) (Lot-Dwelling size relationships)**

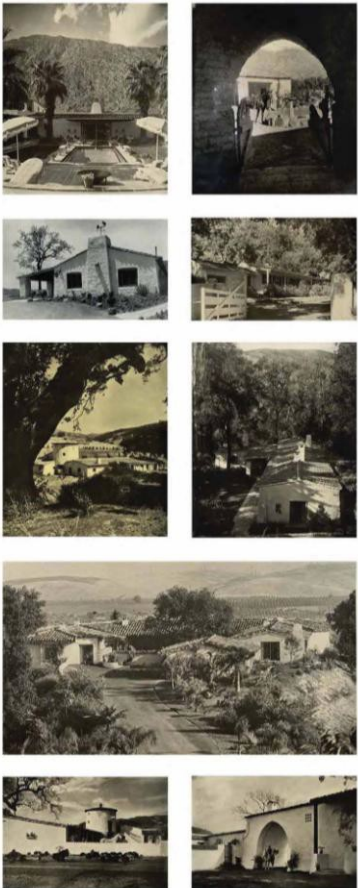
Goal: LU5-3B.2 Village residential neighborhoods mix architectural styles, materials and landscape treatments to replicate a traditional town center where homes have been built at different times and by different owners.

Policies:

1. Require the use of authentic architectural genres and details from a selection of architectures that have been used historically in rural California: Adobe; Monterey; Spanish Colonial; Mission; Mission Revival; Greek Revival; Craftsman; Ranch; Farmhouse.
2. Avoid "hybrid" architectures or the use of a multiplicity of architectural styles and materials in the same structure.
3. Provide and incorporate common areas within clusters of Village homes

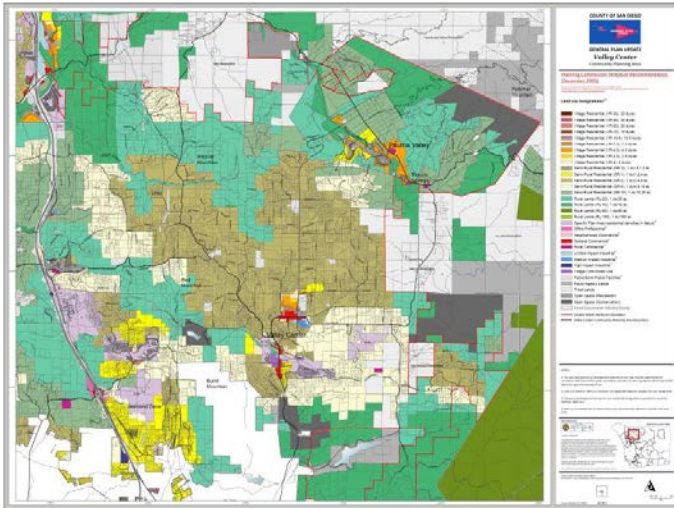
(insert pictures showing a range of housing types and styles, such as:)





6.2 Semi-Rural Residential Development & Character

Figure: VC land use map. Show CPA outline; highlight "Semi-Rural" area; outline each semi-rural sub area and label)



Semi-Rural areas of Valley Center include mesas, valleys and gentle slopes that are, to great extent, subdivided and built with individual septic systems. Semi-Rural parcel sizes range from one- to twenty-acres, depending on the underlying density and slope. In Semi-Rural areas, for slopes greater than 25%, density reduction is required by the County Resource Protection Ordinance.

Opportunities for development in Semi-Rural areas are scattered through established neighborhoods that flank the community's major roads: Cole Grade, Miller, Cool Valley, Fruitvale, Woods Valley, Lake Wohlford, Valley Center and Lilac Roads. A few large parcels remain in areas that are designated Semi-Rural, and there are scattered opportunities for small subdivisions and lot splits. However, much Semi-Rural land is already parcelized to the underlying density that this plan allows.

In some areas that have been designated for Semi-Rural development, rugged topography, wetlands and sensitive habitat are abundant. For example, steeped-sloped Keys Creek Canyon, identified on the County Multi-Species Conservation Program map as part of a pre-approved mitigation area (MSCP-PAMA) because of its rugged topography and sensitive habitat cuts through the center of the Semi-Rural area of the CPA. The mainstreams and fingers of Keys and Moosa Creeks, and others, are banked with sensitive oak woodlands and riparian habitat that meander through Semi-Rural areas.

229 GOAL LU-6.1 Retain the community's natural landscape.

Policies

- 230 1. Require developers of all subdivisions to prepare site inventory maps that pinpoint locations of
- 231 environmental, scenic and historic features on their properties, and to build around them.
- 232 2. Retain natural vegetation, rock outcroppings, and natural drainage.
- 233 3. Require grading for building pads and roads to follow the natural contours of the land. Prohibit
- flat building pads on slopes greater than 25%. Require stepped foundations to accommodate
- the natural terrain.
4. *Require developers to locate buildings, construction activities and construction staging areas in*
- such a way that special features are protected from damage during construction, and*

GOAL 6-2 Retain the character that distinguishes the sub-area. Site designs are consistent with the image, scale and diversity of the surrounding semi-rural neighborhood.

Policies

1. Emulate the pattern of diverse home site designs and home styles that characterize neighborhoods of custom homes.
2. On larger properties create interconnected smaller neighborhoods separated by open space; avoid a sprawl of houses or independent enclaves.
3. New development should blend inconspicuously both into the natural setting and topography and into the built environment.
4. Prohibit monotonous site designs: this means checkerboard layouts, uniform lot sizes, repetitious architecture, uniform building materials, and pretentious branding that cites the natural features the project has just destroyed.
5. Encourage mingled diversity of lot sizes and shapes, and architectural genres design in all subdivisions. In larger subdivisions, encourage master planning that allows for this kind of variety.
6. Incorporate non-motorized cross-country trails into the site design.
7. Screen new Semi-Rural residential development from the road when the residence (including appurtenant structures such as garages, barns, swimming pools, etc.) is close to the road.
8. Landscape road edges in accord with VC's J-36 ROW Development Standards
9. Provide safety turn-outs for school buses in subdivisions of 10 units or more.

Characters of Semi-Rural Sub-Areas

Areas that are designated Semi-Rural differ considerably and in a variety of ways, in Valley Center. Some are adjacent to Village areas in the heart of town; other Semi Rural areas are adjacent to sensitive Rural lands at the outer edges of the planning area; and some Semi-Rural parcels available for development are deep in the midst of similar properties.

Many of the homes in Valley Center were built by local builders in the 70s, 80s and 90s as custom homes or in small speculative subdivisions. As a result, Valley Center has, so far, avoided the sameness that high-production residential developers have imposed in other parts of Southern California. The greatest threat to Valley Center's character, particularly in Semi-Rural areas where home sites are closer together, is homogeneity and stratification. Valley Center residents value heterogeneous development patterns and architectures that historically characterize traditional California farm towns.

Central Valley and Hillside (Central Non-Village)

(photo to come)

Accessed by Valley Center and Woods Valley Roads, this area includes the dramatic escarpments that overlook the Village areas and the relatively flat valleys between the hills. There are two main development patterns in this area: homes on lots of two acres or more that are mainly on the hillsides, and homes that are clustered in subdivisions where large amounts of open space have been set-aside. Building in the hillside areas is generally constrained by slope and rock formations, creating scattered homes with significant separation between structures. Homes in this area vary in size as dictated by the available septic field area. Building in the subdivision areas is characterized by smaller lots (some less than one acre) and flat to slightly rolling topology, allowing suburban neighborhoods with homes set close together. Mediterranean and Hacienda style homes predominate in each of these areas. Concerns for development in this sub-area include preventing ridgeline development and/or alteration, preservation of scenic hillsides, protection of Oaks and riparian areas, and access points onto mobility element roads for new developments.

Central Valley Watershed:

(photo to come)

East of the North Village is the Keyes and Moosa Creeks watershed-floodplain, characterized by active agriculture, nurseries, livestock operations, and field crops. Much of this area is designated as prime farmland of local or statewide significance. The main development pattern in this area is large parcels with or without a single home, and agricultural uses on the land such as farming, animal raising, nurseries, and egg ranches. Building in this area is constrained by floodplain and water table considerations. Homes vary in size and style, including Ranch, Hacienda, Farmhouse, and Prairie styles. Concerns for development in this area include preservation of important farmlands, preservation of existing agribusiness, planning of agricultural / residential interface, and preservation of scenic and riparian areas that characterize Valley Center.

Cole Grade Road area:



The Cole Grade area north of the North Village is characterized by rolling hills, views to Mt. Palomar, and west, and the Cool Valley- Keyes Creek watershed. The main development pattern in this area is 2-acre parcels with estate style homes. The predominant zoning in this area allows limited agricultural uses, including family pets, animal raising, and family orchards. Building in this area is dominated by Mediterranean and Hacienda style single-family homes. Proximity to the North Village, Post Office, Library, Elementary, Middle, and High Schools are important sub-area features. Concerns for development in this area include the conversion of the remaining large grove parcels to residential use, ridgeline and slope preservation, road design and improvements to increase connectivity, and eliminate unsafe situations and traffic bottlenecks.

Ridge Ranch-Mirar de Valle-Banbury

(photo to come)

These neighborhoods, which are adjacent to the South Village, are characterized by steep hills with views to the horizon, and proximity to Escondido. The main development pattern in this area is large lots with large, new, estate-type homes in gated enclaves. Building in this area is dominated by Mediterranean and Hacienda styles. Concerns for development in this sub-area include preventing ridgeline development and alteration, preserving scenic hillsides, protecting oak trees and riparian areas, and minimizing the number of new intersections (onto mobility element roads) to accommodate new developments.

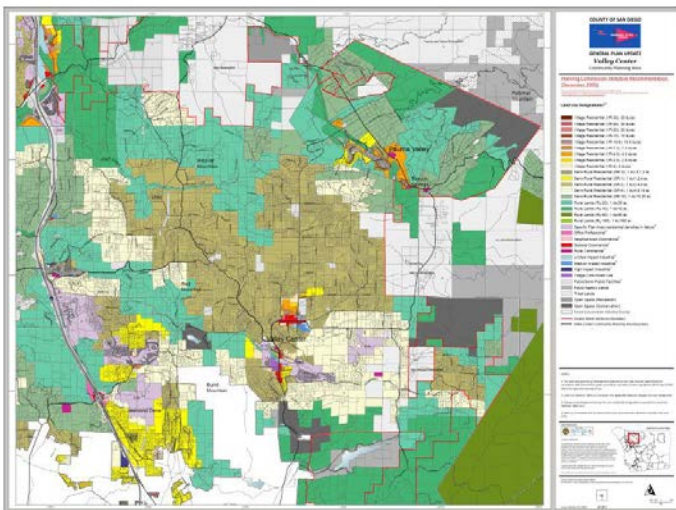
Lilac-West Lilac



The Lilac-West Lilac area is characterized by creek-bottoms and steep canyons, and rolling hills of natural vegetation and agriculture. This area also contains the main section of Keyes Creek and Lilac Ranch, a thousand-acre property with historical and biological value, part of which was identified as a hard-line preserve in the North County MSCP, purchased by CALTRANS in 2011 from Wolfsheimer family for permanent conservation. West Lilac Road winds through groves, flower and vegetable farms, horse breeding and training facilities. Older residential properties are located along the creek-bottom areas, newer estate-style homes and some groves and flower farms on the rolling hills. Building in this area is dominated by single-family homes, with Country, and Ranch styles predominant in the older homes and Mediterranean and Hacienda styles predominant in the newer homes. The conversion of Lilac Ranch to permanent mitigation status more deeply commits this area to open space, agriculture, animal husbandry, and other rural development patterns. Concerns for development in this area include protection of ridgelines, slopes, scenic and riparian valley areas, and irreplaceable biological resources, and ensuring that the impacts of new development do not overwhelm roads, fire protection services, water resources and other infrastructure.

6.3 Rural Residential Development & Character

(insert Figure: VC land use map; outline the CPA; highlight Rural areas; outline sub-areas and label)



Roughly 15,000 (????) acres in Valley Center are designated for Rural development.

Rural designations are located in the Northwest quadrant of the planning area; along the I-15 on the western side; along the southern boundary with Escondido and along Old Castle Road; and in the Southeast corner of the VC CPA adjacent to the Hellhole Canyon Preserve. Rural designations in Valley Center resemble other sparsely populated backcountry communities of San Diego County. Growth here is restricted by rugged terrain, sensitive habitats or

extensive agriculture, limited road networks, non-existent public services and extreme fire hazard. For the most part these areas are in parcels ranging in size from 20 to 120 acres, although there are smaller parcels in scattered areas where the topography and biological constraints are somewhat less formidable.

Rural designations collectively are planned to support limited development of about 550 new single family homes. The County General Plan requires all new development in these areas (as well as in areas designated Semi-Rural 10), be planned according to the provisions of the Conservation Subdivision Program.

Access to imported water since the mid 1950s has supported extensive agriculture in the valleys, mesas and slopes of our rural community and has brought about the settlement patterns that now characterize the area, and support ways of life that residents value so highly. Imported water access has not, however, protected Valley Center farmers or residents from recent water shortages and cutbacks which are eroding profitably of crops that have high water requirements such as citrus and avocado.

244 GOAL: Rural lands protect natural vegetation, provide areas for agriculture, horticulture and animal husbandry, and act as buffers between Valley Center and adjacent planning areas.

Policies

- 245**
1. Goals and Policies are needed to achieve the stated goal of retaining and protecting agriculture in Valley Center. The failure to protect agriculture and food production is a significant problem with this General Plan. What should these be in VC????
 2. Encourage crops that need less water?
 - 246
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3. Support equestrian and other commercial enterprises that support our rural economy.
4. Ensure zoning that protects home-owners with multiple horses and other large animals
5. Encourage farmers to participate in County programs to establish conservation easements on agriculture land, and to transfer density to areas designated for development.
6. Minimize development in hazardous wildfire areas and other immitigable hazardous area.
7. (See the section below on Conservation Subdivisions, as well as the County Conservation Subdivision Program and County Design Guidelines for Residential Subdivisions.)

1-3.3 Character of Rural Sub-Areas

Valley Center's most remote and environmentally sensitive areas are located in the rugged topography around the periphery of the CPA where development is least in evidence. These areas are linked by canyons and creeks that run from the Hellhole Canyon preserve and the Guejito on the southeast corner of the VC CPA southwest to Moosa Canyon and northwest to core MSCP lands.

Betsworth, (Old Castle and Moosa Canyon:

(photo to come)

This sub-area is geographically isolated in the extreme south-western section of the planning area, and contains floodplain and watershed areas. The main development pattern in this area is larger-scale agricultural operations including nurseries, and this sub-area also contains Turner Reservoir. Concerns for development in this area include preservation of scenic hillsides, protection of Oaks and riparian areas, and preservation of important farmlands, preservation of existing agribusiness, planning of agricultural/suburban interface areas, and preservation of scenic and riparian areas that characterize Valley Center

Northwest Quadrant:

(photo to come)

This sub-area is geographically isolated in the extreme north-western section of the planning area, and contains steep valleys and watershed areas. The main development pattern in this area is predominantly agricultural uses including citrus and avocado groves, with some flower farming. Concerns for development in this area include

preservation of scenic hillsides, protection of Oaks and riparian areas, and preservation of important farmlands, preservation of existing agribusiness, planning of agricultural/suburban interface areas, and preservation of scenic and riparian areas that characterize Valley Center.

Paradise Mountain- Hellhole Canyon

(photo to come)

This sub-area is geographically isolated in the extreme Southeastern portion of the planning area, is characterized by proximity to Paradise Mountain / Hellhole Canyon / Rancho Guejito, and includes rolling to steep terrain and creek/valley areas. The main development pattern in this area is older residential uses along the creek-bottom areas, with newer estate-style homes on the rolling hills. Residential uses predominate with large numbers of horse and animal raising projects, due to the proximity of county designated trail riding areas. Concerns for development in this area include preservation of scenic hillsides, protection of Oaks and riparian areas, and access points onto mobility element roads for new developments, and access/egress issues for fire evacuations.

6.4 Agribusiness and Other Commercial Enterprises in Semi-Rural and Rural Areas

GOAL LU-6.4: Agri-Businesses continue to serve and support the rural economy as they have historically.

Question for Advance Planning: How do we encourage agribusiness without adding commercial/industrial designations? How do we appropriately “size” agri-business scope and structures?

Policies

1. Encourage and facilitate historic agri-business uses in semi-rural and rural areas such as well drilling and servicing businesses, veterinary hospitals, produce stands, animal boarding, breeding, and training. (while at the same time limiting customer serving commercial businesses such as convenience stores and gasoline stations to the village core.)
2. Support enterprises that support our rural economy like horse breeding, boarding and training facilities, wedding chapels and other special event venues, antiques shops, farm stands and unique enterprises like the Lavender Fields and Mathilde’s Mouse where consistent with the Noise Element.
3. Prohibit general commercial and industrial enterprises which are incompatible with rural residential and agricultural development such as conventional convenience stores and gas stations.
4. Encourage unique, specialty properties such as Bates Nut Farm on Woods Valley Road and Harvest Farms on Lilac Road which have housed rural commercial enterprises for a number of years
5. Prohibit spot commercial zoning
6. Encourage development of combined agriculture and residential uses.
7. Encourage the establishment of “green” small family owned farms and vineyards.
8. Provide convenient agricultural supply and support commercial facilities outside the Villages or away from other Village commercial uses.

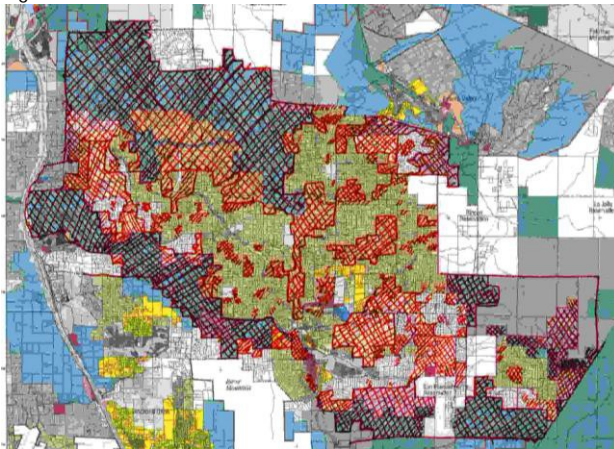
6.5 Conservation Subdivisions

(photo to come)

In property subdivision, a project that clusters the allowable number of home sites on lots smaller than the land use designation allows, and sets aside the balance of the property in permanent open space, is called a "Conservation Subdivision." The County General Plan mandates the Conservation Subdivision for all properties located in Semi Rural-10 and all Rural designations and also allows them in Semi-Rural and Village designations.

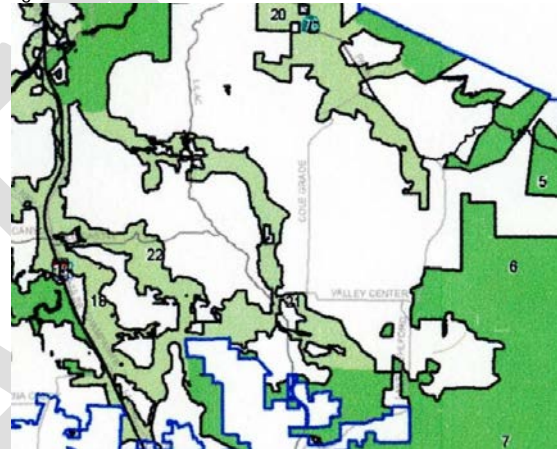
In Valley Center, context sensitivity should guide every aspect of design. Acceptable designs and minimum lot sizes, vary according to the surrounding context so that new development, especially new development that allows vastly different lot sizes, blends inconspicuously into the neighborhood. As a rule, contextually sensitive "compatibility" requires a custom approach to site planning. Cookie cutter designs cannot take advantage of a particular site nor mingle the diversity of styles that produces Valley Center's distinct character.

Figure



Large undeveloped parcels are located mainly in Semi-Rural and Rural Land Use Designations, Much of this land is constrained by slope and wetlands.

Figure



Large parcels in many cases overlap with areas that have been identified by the MSCP and by the community for some form of conservation.

261 **GOAL LU 6-5.1:** Conservation Subdivision design preserves natural resources and creates interconnected networks of open space through Rural, Semi-Rural and even Village areas.

Policies:

262 LU- 1. Support Conservation Subdivisions for the purposes of protecting resources on individual sites and for progressively expanding interconnected networks of open space for wildlife habitats, agriculture, pasture land, animal husbandry, and recreation.

263 LU-2. Require a clear and significant conservation objective for clustering, such as preservation of important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcropping, or archaeological and cultural resources which would best be protected and preserved through the irrevocable dedication of these areas as Open Space easements to the County or another approved conservation agency.

264 LU-3. Determine on a case-by-case basis through the discretionary permitting process how best to implement the program on each particular site.

265 LU-3. Vary minimum lot sizes and other design features according to the character of each sub-area and property location.

266 LU-4. Clustering shall in no instance be used to create a greater number of lots than the underlying density would allow in a conventional subdivision. Yield calculations are subject to the Resource Protection Ordinance.

267

LU-5. Prohibit uniform lots lined up in teeth-like rows. Minimum lot sizes are established for each sub-area of Valley Center. However, the community encourages diversity, for example: a mingled mix of lot sizes and shapes that follow natural land forms, varied setbacks, individually determined structure orientations that take advantage of particular views, climatic concerns and the like.

268

LU-6 Conservation areas should be laid out so that open space set-asides on adjacent properties join together to form interconnected open space network throughout the planning area.

269

LU-7 Avoid “double loading” (building solidly on both sides of street). Views of the countryside from the street are desirable.

270

LU-8 Lot sizes in a conservation subdivision should be no smaller than five times the footprint of the main dwelling unit on each lot and in no event less than one-third acre.

271

LU-9 Conservation areas shall be preserved and maintained through deed restrictions in perpetuity by one, or more, of the following: individual owners through a dedicated conservation easement; a homeowner’s association; a private land trust; a public agency such as the County Parks Department or Valley Center Parks and Recreation Department, or combinations of the above entities.

6.5.2 Design Guidelines for Conservation Subdivisions

A Conservation Subdivision requires a discretionary permit. Developers of Conservation Subdivisions in Valley Center are advised to consult the County’s Design Guidelines for Residential Subdivisions, and the Chapter (above) in this community plan that describes the characters of different sub-areas in the VC CPA.

6.5.2 A Minimum Lot Sizes in Conservation Subdivisions

Homes in new Conservation Subdivisions can be clustered on lots smaller than the underlying density allows. Minimum lot sizes in Valley Center vary by land use designation and the character of the surrounding sub-area.

(Reconcile the following ideas about clustering by different minimum lot sizes in different sub-areas)

1. Keep clustering to a minimum of ½ acre lots and not to exceed net if terrain limits figured.
2. Prohibit lots smaller than 25% of the underlying density. For example, for densities designated 1 du:2 acres and 1 du:10 acres, lots smaller than ½ acre and 2 acres, respectively, are prohibited.
3. Limit clustering (1 acre minimum). Dense clustering creates an “eye-sore”. While clustering preserves some open space, it creates a cluster of homes which do not blend into Valley Center.
4. Parcel sizes – the minimum parcel size should be 2 acres. Clustering should be limited. As can be seen with Woods Valley- clustering creates tract housing in the middle of a rural setting. It absolutely does not fit into Valley Center.
5. Require culverts through creeks for additional wildlife corridors.

Area	Designation/Density	Minimum Lot Size
<u>Village</u>		
North Village		
South Village		
<u>Semi-Rural</u>		
Central Valley & Hillsides		
Central Valley Watershed		
Cole Grade		
Ridge Ranch- Mirar de Valle-Banbury		
Lilac-West Lilac		
<u>Rural</u>		
Betsworth		
Northwest Quadrant		
Paradise Mountain-Hellhole		

Reconcile with VC resources map

Implementation

1. Identify areas in the Community Planning Area where Conservation Subdivisions are required; areas where they are desirable to fulfill a conservation objective for the community, and areas where they are undesirable.
2. Outline procedures for analyzing resources and provide detailed standards for preparing a development plan.

Primary Conservation Areas are already constrained in some way by County ordinances: flood plains, wetlands, slopes steeper than 25%, archeological sites; and other protected lands such as public parks, land trust preserves and properties under conservation easement. These include:

1. Biological Resources, Wildlife Linkages and Corridors of Regional Significance
2. Protected Land of Biological Importance (1005 Protection): Public lands dedicated to preservation; private preserves; land in dedicated conservation easements; creeks, wetlands and flood plains.)
3. Constrained Lands (Subject to resource protection laws and policies): Biological sensitivity tiers 1&2 or MSCP very high value & high value; areas of tier 3 that buffer and connect tiers 1&2; slopes > 50% @ 75% density reduction; slopes 25%-50% @ 50% density reduction; prime farmland of statewide and local importance.

Secondary Conservation Areas are scenic features of the rural environment at high risk of destruction because they are not necessarily protected by County ordinances. These include: any natural or built feature that “brands” Valley Center, mature indigenous trees, stands of mature trees, rock outcroppings, dry river beds, ponds, scenic roads, prime farmland, historic buildings and sites, scenic vistas, historic and cultural sites, productive agriculture; open meadows; stone walls.

6.5 Specific Plans and Specific Plan Areas

GOAL LU-6.1: Detailed Specific Plans govern development of large properties, unique properties and multiple-parceled Village properties.

Policies:

1. Encourage Specific Plans for the development of large properties, unique properties and multiple-parceled Village properties.
2. Amendments to Specific Plans adhere to the character and underlying density of the original Specific Plan.
2. “Open Space” in a Specific Plan shall not be converted to any other use type, nor shall its acreage be used to reduce the otherwise allowable density elsewhere within the Specific Plan.”
3. Specific Plans “expire” after a period of time. Existing designated Specific Plan Areas shall expire and be removed from the Land Use Map if the related Specific Plan and other required discretionary approvals are not obtained within two years of BOS approval of the General Plan Update, and substantial progress made on implementation of the Specific Plan within one year after Specific Plan approval. Lands within the SP Area shall then be assigned (automatically revert to) the General Plan Land Use designation applicable to the majority of its surrounding parcels, unless and until the owner obtains a GPA assigning different designation(s).

LU-6.5.A Existing Specific Plan Areas in Valley Center

The County no longer allows General Plan designation on the land use map of a **Specific Plan Area**. However, six Specific Plan Areas (SPAs) have been approved in the Valley Center CPA. Development in these areas is governed by each project’s unique Specific Plan. SPs that are built or graded, entirely or in part, are in bold face type below.

Champaign Boulevard (SPA .0 on 140 acres),

- **Woods Valley Ranch (SPA .62 on 437 acres). Built.**

- Ridge Ranch I (SPA .18 on 138 acres). **Built.** Ridge Ranch II (SPA .16 on 687 acres),
- Live Oak Ranch (SPA .46 on 307 acres). **Graded.**
- Orchard Run (SPA 1.5 and 7.3 on 118.2 acres).
- **Circle "R" Resort** (SP on 361 acres) has been developed as a Specific Plan (SP) but it is not designated a SPA on the land use map. **Built.**

(insert CPA map showing Specific Plan Areas and the boundary of the area covered by the Circle R Specific Plan)

DRAFT

DRAFT 5 CLEAN (11/18/10)

Circulation and Mobility (CM)

It is the overall intention of the Valley Center Community that we have a circulation system that achieves the combined objectives of connectivity, accessibility, capacity, and safety for all users (automobiles, bicyclists, equestrians and pedestrians) while applying design standards that preserve the rural character of the community and respect our natural environment.

With population growth and the development of the two Villages, roads could change the character of our community from a country aesthetic to an urban one. In July 2010, the community and County started to develop specific rural road design standards for the Valley Center per Board Policy J36. Until the policy for Valley Center is adopted by the Board of Supervisors, County staff and developers need to recognize this Community Plan must be adhered to while designing and building our roads.

Road design needs to be context sensitive. This means that road design is matched to land-use and usage context; considering capacity as well as many other factors, such as where the road is located – in the Villages, residential neighborhoods or the rural areas; how the road will be used – to get around the walkable Village, biking or walking or riding horses for fun and exercise, or getting to work or school. The traffic studies and capacity alone should not determine road design.

2.1 Integrated Mobility and Access

The Mobility Element road network map for Valley Center is provided in the General Plan appendix as figure M-A-23, along with an accompanying matrix which describes more specific information on the road designation / improvement, along with any special circumstances.

The current circulation system in Valley Center does not adequately serve the transportation needs of the community. The primary reasons for these inadequacies include dispersed public facilities, growth and increased traffic generated by the Gaming Facilities.

Dispersed public facilities:

- Public facilities in the planning area, including public schools, a library, parks and fire stations, are geographically dispersed. In addition, isolated areas of commercial facilities exist throughout the planning area. The location of these facilities combined with the lack of intra-connectivity creates congestion during peak hours. For example, morning and afternoon commuters from school and work related traffic causes congestion and delays on Valley Center, Lilac, and Cole Grade Roads.

Increased traffic generated by the Gaming Facilities:

- Although growth has occurred within the planning area, the significant impacts to the circulation network have resulted from traffic generated by casino gaming facilities. Currently, (2010), there are four gaming facilities located in or adjacent to the Valley Center Planning Area, including a gaming facility west of North Lake Wohlford Road on the San Pasqual Indian Reservation. These facilities were not present in 1990, and they are now expanding, therefore the future traffic impacts are difficult to project.

It is the intention of the Valley Center Community that:

2.1.1. Safety

2.1.1.1 The safety needs of all road users: automobiles, cyclists, pedestrians, and animals (horses with riders, domestic pets and wild critters) are met.

2.1.1.2 Roads have adequate capacity, safe road design with adequate shoulders, and safe lines of sight.

2.1.1.3 Traffic enforcement be improved during school drop off and pick up times.

It is the intention of the Valley Center Community that:

2.1.2. Access

2.1.2.1 The uncontrolled access from private driveways and private roads onto Mobility Element roads is minimized.

2.1.2.2 The direct access points onto Mobility Element roads are minimized in commercial areas to promote unimpeded traffic flow. This shall be achieved by requiring that new commercial development provide indirect access through the use of new road access points.

2.1.2.3 The access to new subdivisions shall be carefully examined and during the planning process, the new subdivision roads will be connected to critical roads to improve access and connectivity. Where a circulation need is identified that will benefit the overall community, public roads consistent with Department of Public Works policy shall be dedicated and constructed.

2.1.2.4 Future major subdivisions shall be required to access public roads via at least two separate access points.

It is the intention of the Valley Center Community that:

2.1.3 Capacity

2.1.3.1 The road system should be required to function at a measured average level of service level of "D" or better by retaining and upgrading roads.

2.1.3.2 Casino and through traffic should move safely through our town with minimum impact on local circulation.

2.1.3.3 The majority of roads on the Mobility Element map should remain 2 lanes.

2.1.3.4 Improved direct access routes to I-15 should be considered to support the daily commuters and facilitate evacuation during natural disasters, such as periodic wildfires.

2.1.3.5 On steep grades, passing lanes should be available to enhance capacity, efficiency and safety.

2.1.3.6 Traffic lights should be synchronized to control traffic throughput (rate) and speed.

2.1.3.7 Our road network must safely and efficiently accommodate realistic projected population growth.

2.1.3.8 Right and left turn pockets added at key intersections are preferred versus adding lanes in order to improve carrying capacity and safety.

It is the intention of the Valley Center Community that:

2.1.4 Connectivity

2.1.4.1 The road system must be flexible, combining a sufficient network of public and private roads with a smaller number of Mobility Element Roads to achieve connectivity that permits alternative circulation choices for residents.

2.1.4.2 The system should serve Valley Center residents well, but not act as a conduit for growth.

2.1.4.3 The system should help locals use local businesses – keep businesses here.

2.1.4.4 The system should provide easy access throughout the community, while preserving our open spaces.

2.1.4.5 In the village(s), streets will connect the businesses using internal circulation roads, with no direct access to Major and Boulevard roads.

2.1.5 MOBILITY ELEMENT ISSUES:

302 2.1.5.1 Our villages need a circulation network with enough roads and
connectivity without using Major/Prime Arterial roads. For example, use one-
way roads instead of 4-6 lanes roads to carry capacity in walkable villages.

303 *2.1.5.2 Roads need to be designed based on realistic land use needs versus
buildout capacity.

304 2.1.5.3 Add new alternative roads that reduce traffic on existing roads and
increase connectivity versus adding lanes to existing roads.

305 2.1.5.4 Improved local connectivity could reduce the amount of traffic serving
dispersed facilities by offering alternative routes.

306 2.1.5.5 Many existing roads cannot be widened or improved because of terrain
limitations and residential properties preventing expansion of right-of-way.

2.2 Local Public Road Network [Non-Mobility Element Roads]

"Local Connectivity" is a circulation pattern that emphasizes integrating local public roads between adjacent neighborhoods. The majority of homes in the Valley Center area occupy "pockets" of residential development tucked within pastoral hills and groves. These pockets access public Mobility Element roads primarily via narrow and meandering private and public roads.

The planning area currently lacks local road connections to the existing circulation network essential to efficient traffic circulation. Local connectivity throughout the planning area must still be addressed. This includes better connections between the adopted Mobility Element roads and local street network roads. The community has developed a local road network map that includes future connections that will enhance connectivity and carrying capacity [**Local Connectivity Map**: Appendix ____].

While contributing to the rural/agricultural flavor of Valley Center, reliance on private roads has at times created disjointed interior circulation. County guidelines for required maintenance of private roads is not enforceable, which creates a potential public safety issue.

It is the intention of the Valley Center Community that:

307 2.2.1 Each future subdivision needs to be assessed for its potential to provide
linkages for long-term circulation improvement, while still allowing for a
road design in keeping with a "rural neighborhood" character.

308 2.2.2 Developers be required to provide un-gated interconnections between
roads rather than creating more unconnected networks of roads.

2.2.3 ISSUES:

309 2.2.3.1 Add new alternative roads that reduce traffic on existing roads and
increase connectivity versus adding lanes to existing roads.

310 2.2.3.2 Improved local connectivity could reduce the amount of traffic serving
these dispersed facilities by offering alternative routes.

311 2.2.3.3 Many existing roads cannot be widened or improved because of terrain
limitations and residential properties preventing expansion of right-of-way.

312 2.2.3.4 The County needs a better way to convert private roads to public
roads to allow connectivity and improve safety and .

2.3 Fire Access/Egress Routes

The combination of the lack of connectivity, dispersed public facilities and increased congestion, has negatively impacted response times for emergency personnel and vehicles.

The planning area needs an emergency evacuation plan. As of July 2010, the Valley Center planning area has been included in a County-led pilot program to develop an emergency evacuation network.

It is the intention of the Valley Center Community that:

313 2.3.1 Access

314 2.3.1.1 Additional routes are provided to reduce congestion, spread traffic,
and allow alternate evacuation routes in case of fire or other emergency.

315 2.3.1.2 Temporary “emergency only” evacuation routes must be
developed.

316 2.3.2 Evacuation Plan

317 2.3.2.1 Evacuation routes need to be identified, followed by community
education and appropriate signage.

318 2.3.2.2 All areas of VC are able to evacuate during emergencies.

319 2.3.3 Safety

320 2.3.3.1 Fire Department friendly gates are required on all gated private
roads.

321 2.3.4 ISSUES:

- 322 2.3.4.1 Locked gates that prevent Valley Center residents egress during emergency evacuations.
- 323 2.3.4.2 Few fire exits in emergency. Establish “emergency only” legal access to grove roads in cooperation with DPW, Fire District and Farm Bureau as part of the evacuation plan. Private property liability issues should be investigated.
- 324 2.3.4.3 Development of staging areas at several locations to accommodate emergency vehicles.

2.4 Local Transit

Local transit connects to Escondido and the regional transit center as well as to major sites for shopping (mall).

It is the intention of the Valley Center Community that:

- 325 2.4.1 Casinos increase financial contributions toward traffic mitigation and mass transit.
- 326 2.4.2 Public and School Transportation.
- 327 2.4.2.1 Public transportation options are increased with a smaller mini bus type transit or van pools to run within villages and to schools.
- 328 2.4.2.2 Areas are dedicated for school bus, covered mass transit shelters, pick-up and wait, and park and ride.

2.5 Pedestrian

Local roads are often used by residents for exercise and transit throughout their neighborhoods.

It is the intention of the Valley Center Community that:

- 329 2.5.1 Pedestrian, equestrian and bicycle traffic are safely separated from vehicular traffic when these modes share rights-of-way.

2.6 Bicycle and Trails

The community has approved trail and pathway master plans as part of the County’s Trails Master Plan [CTMP]. The non-profit Valley Center Trails Association (VCTA) guides the design and maintenance of the trails with the County Department of Parks and Recreation.

It is the intention of the Valley Center Community that:

2.6.1 Access

2.6.1.1 A policy be developed to add new connecting trails and paths to the CMTP as development occurs.

2.6.1.2 Development projects are required to plan, dedicate and construct internal trails that integrate with the community's trails master plan to increase overall trail connectivity.

2.6.1.3 Non-motorized local travel is promoted

2.6.1.4 Bike lanes are added along existing roads as shown on the San Diego County Regional Bike Trails Map.

2.6.1.5 Bike lanes should be added within 1 mile of schools, (i.e. Fruitvale and Lilac Schools).

2.6.2 Design Standards

2.6.2.1 Type D Special Pathways should be on one side only, consistent with our Trails Master Plan. ROW on pathways should be 15 feet width, the extra 5 feet ROW coming from a reduction on the other side of the road.

2.6.2.2 Bike paths should be included in shoulders.

2.6.2.3 All roads that are designated for a bike lane need to have at least the minimum area on each side of the road, as shown in County Road Standards.

2.6.2.4 Equestrian trails should be set back from Mobility Element roads for safety, where feasible.

2.6.3 ISSUES:

2.6.3.1 We need a method to prevent motorized use (motorbikes, ATVs) of trails and pathways.

2.6.3.2 Crime and security concerns on trails.

2.6.3.3 Prevention of the placement of utilities in pathway/trail rights-of-way.

2.6.3.4 Trail maintenance responsibility.

2.7 Aviation

One small private airport currently exists Airflight Lane [Blackington].

It is the intention of the Valley Center Community that:

2.7.1 The airports are kept small and private.

2.8 Trip Reduction Strategies

Public facilities in the planning area, including public schools, a library, parks and fire stations, are geographically dispersed. In addition, isolated areas of commercial facilities exist throughout the planning area. The location of these facilities combined with the lack of intra-connectivity creates congestion during peak hours.

It is the intention of the Valley Center Community that:

2.8.1 Centralization of these types of facilities is encouraged to minimize the length and number of trips with the planning area.

2.8.2 ISSUES:

2.8.2.1 There is heavy traffic going to the schools for AM and PM “rush hour”. School district should encourage more students to ride school buses, establish student “car pools” and establish more drop-off points to alleviate peak-hour congestion and improve traffic flow at the school sites.

2.9 Parking

It is the intention of the Valley Center Community that:

2.9.1 Design Standards

2.9.1.1 Parking regulations serve community needs, enhance community character, and are consistent with the Community Plan.

2.9.1.2 Emergency off-street parking is available in the unpaved shoulders outside the villages.

2.9.2 Access

2.9.2.1 Adequate off-street parking should be provided at school bus stops.

352 2.9.2.2 Encourage the development and enhancement of park and ride facilities. Provide park and ride facilities in South and North Villages and other key intersections.

353 2.9.2.3 Paved on-street parking is available where large public gatherings may occur, such as the schools and community center.

2.11 Other Topics/Issues

It is the intention of the Valley Center Community that:

354 2.11.1 The General Plan Mobility Element needs to look forward to the future by allowing and encouraging new technologies and designs that may require and be co-located with existing infrastructure.

355 2.11.2 Revenue from TransNet (funds generated by County Sales Tax) should be aggressively sought as a source with which to bring about needed large-scale capital improvements.

356 2.11.3 The community will prioritize how the Valley Center TIF fees will be spent.

357 2.11.4 Planning Group to be notified on all road plans no later than the 30% design stage.

2.12 Road Design Standards

Community right-of-way development standards for the Valley Center Planning Area will be implemented to achieve a rural character and alternative features within the non-travel portion of the road. Such improvements will allow modification of County development standards as allowed through Policy J-36. The following design recommendations are separated into village and non-village design standards.

It is the intention of the Valley Center community that:

358 2.12.1 Non-Village Design Standards

359 2.12.1.1 Decomposed granite or alternative natural materials be used for walking/jogging paths in lieu of concrete sidewalks.

360 2.12.1.2 Urban style concrete curbs and gutters are prohibited. Swales, berms, rolled curbs, and smike dikes will be used on the road edge.

2.12.1.3 New roads and road improvements should be designed to minimize impacts on multiple species.

*2.12.1.4 Intersection turn radii shall be such that they safely accommodate agricultural vehicles and equestrian rigs.

2.12.1.5 Road alignment should minimize the necessity of altering the landscape by following, as much as possible, the contours of the existing, natural topography without sacrificing safety or sight distance criteria.

2.12.1.6 Design is selected to minimize grading impacts yet to maintain safety and capacity.

*2.12.1.7 Road size and right-of-way is minimized, yet achieves safe and efficient conditions.

2.12.1.8 Significant existing trees and vegetation located within the "Right-of-Way" and medians of all public roads should be transplanted, if practical, or replaced consistent with the Valley Center Design Guidelines.

2.12.1.9 Roads near High School are redesigned for safety and prevent medians from being used as passing lanes.

2.12.2 Village Road Standards

The road network within our villages needs to carry high capacity of vehicular and pedestrian traffic simultaneously. The design of this village network should meet all the criteria for safety and efficiency with a non-urban esthetic. The Villages are planned to be walkable for Village residents to utilize shopping and services without a vehicle.

It is the intention of the Valley Center community that:

2.12.2.1 Significant existing trees and vegetation within the Villages, or any village designation private roads, will also comply with the public roads policy of transplanting, if practical, or replacing existing trees and vegetation located within the "Right-of-Way".

2.12.2.2 Speed limits within Villages are lower.

2.12.2.3 Once in the Village, the public should be able to move between their stops without needing to drive.

2.12.2.4 Parking areas are visually de-emphasized in Villages.

2.12.2.5 In the villages, shopping is enhanced by the development of bike and walking trails.

- 374 2.12.2.6 Bus stops and car pool areas are required
- 375 2.12.2.7 Road alignment minimizes the necessity of altering the
landscape by following, as much as possible, the contours of the existing,
natural topography without sacrificing safety or sight distance criteria.
- 376 2.12.2.8 Reduce road size and right-of-way yet achieve safe and efficient
conditions.]
- 377 2.12.2.9 Curb treatment may be concrete.
- 378 2.12.2.10 Sidewalks should be more organic than Portland concrete, such
as colored, stamped concrete.
- 379 2.12.2.11 On-street parking in residential areas should be minimized.
- 380 2.12.2.12 The Village road network should integrate and connect to the
existing roads.
- 381 2.12.2.11 Existing traffic signals at Mobility Element roads should be
maximized before adding new ones.
- 382 2.12.2.12 The road network is able to carry capacity with low speeds
without using wide roads. One-way roads should be considered.
- 383 2.12.3 ISSUES:
- 384 2.12.11.1 Within the residential village area, wide side walks to encourage
pedestrian traffic.
- 385 2.12.11.2 Slow traffic in commercial areas with traffic calming such as
shade trees in areas such as Valley Center Road.
- 386 2.12.11.3 Roundabouts should be considered to keep traffic moving in
Villages.

* Discuss with B. Goralka at County.

DRAFT 5 CLEAN

Valley Center Community Plan Text
Conservation & Open Space ELEMENT
Draft 5 11/1/10

- County CP Instructions
- “Consistency Community Plan” (Revision July 2009)

3. Conservation and Open Space (COS)

Element 3: Conservation & Open Space Goals, Policies, and Programs

PURPOSE OF ELEMENT

It is the overall Intention of the VC Community in this Element:

1. To conserve and protect valley center's unique community resources shown on the Community Assets Map, while supporting its traditional semi-rural lifestyle. To protect the community's natural resources from over-exploitation, waste and extinction.

Natural resources include natural vegetation and wildlife, natural topography - hills, high relief landforms, canyons, valleys and ridgelines. This includes the Hellhole Canyon Open Space Preserve, a critical link between undeveloped lands, east to the Cleveland National Forest and northwest to the Santa Rosa Plateau, and serves as a foundation for community-wide protection of natural open space. Protected too, are the dramatic views that are commonplace in Valley Center, as well as the iconic vistas from Chaparral Ridge, Kiavo, Sierra Roja, Old Castle, and Valley Center Roads. Natural resources also include clean air, clean water, dark nighttime skies and the natural beauty that characterizes the planning area

2. To Plan, and Find Funding to implement, a Comprehensive, Coordinated Open Space System, in order to preserve interconnected networks of open space in Valley Center for future generations.

3. To preserve agriculture in our planning area.

4. To establish and maintain an active and passive public park system that serves the needs of all ages and recreational needs of the community.
5. To strongly encourage development where allowed on the Community Assets Map only via Conservation Subdivisions which preserve at least 50% of the land in permanent Open Space, with minimum lot sizes related to the amount of land that is set aside in open space.
6. To require Special Permits strictly limiting the ability to destroy mature oak trees, rock formations and natural landforms in Valley Center.
7. To support green building and other green practices, including wildfire safety. These include site, landscaping and structure design that exploits opportunities for passive heating, cooling and lighting; the conservation and production of renewable energies; water conservation through grey water systems, the use in landscaping of drought tolerant plants, trees with edible fruits and vegetative diversity to support indigenous birds and animals, the use of permeable surfaces for driveways and parking lots, the use of reclaimed water, and on-site and local mitigation whenever possible.
8. To require grading associated with discretionary permits to respect natural land contours and be kept to a minimum, in order to preserve Valley Center's unique soil characteristics. reduce erosion, siltation, and prevent damage to downstream properties.

The map below displays these community assets.

[Insert **Valley Center Natural Resources Map** (our Inventory of Community Assets Map) here. Recheck it to ensure we've included: PAMA (Pre-approved Mitigation Areas on the MSCP Map), all Resource Conservation Areas, wildlife corridors, meadows, ridges, rock outcroppings, streams, ponds, lakes, preserves and developed parks (?), scenic roads, archaeological and historic sites (talk with Bob Lerner and with Jim Quisquis), mature oak groves, watersheds, wetlands, scenic areas, beyond just "natural" assets. Put separate Maps showing only the topic, as part of the separate portions of this Element?]

3.1 Resource Conservation and Management

From Template Guidelines, Appendix B-6: Goals and policies for resource conservation and management may encompass (1) total preservation of the resource, i.e., retention as open space or conservation easements; (2) restrictions on the type and density of development permitted; and/or (3)

management of development activity to protect adverse impacts and degradation. In developing goals and policies, the Community Planning and Sponsor Groups should (1) develop an understanding about the importance and values of the resources, considering professional input; (2) review approaches that have been used by the County [ESPECIALLY THE MSCP] and other jurisdictions in protecting and managing these resources; (3) discuss the implications and trade-offs of these approaches for the local community (e.g., extent of habitat loss that still preserves the health and diversity of the species); and (4) select those of relevance to the resource and acceptable to the community [ESPECIALLY PRIORITIZE LAND FOR ACQUISITION AS ESSENTIAL LINKAGES IN THE PAMA (SEE CRITERIA MSCP P. 54)].

The Valley Center Community Plan Area is characterized by its unique topographic features, its agricultural activities and its predominance of estate residential development. The rural character of the community results from the low population density and the prevalence of large areas of open space provided by agriculture and natural vegetation.

The Valley Center Plan Area contains several types of native plant habitats which provide habitat for a diversity of wildlife species: riparian; oak woodlands; chaparral; and coastal sage scrub. Rare and endangered plants and animals have been identified in these natural areas. Although much of the land has been used for agriculture, there are large areas that remain in an undisturbed state. The scenic high relief landforms, floodplains, ridges and canyons contribute to the open, natural character of Valley Center.

a. Agricultural soils and production

Valley Center's long history of agricultural activities is part of our community's character. The community, through this plan, wants to preserve agriculture in our planning area. Active agriculture uses help ensure the continuation of the rural lifestyle important in Valley Center.

This map shows the extent of current agricultural activity in VC:

[Insert Active Agriculture Map, showing most current acreages in actual production]

Goal COS 1.1 Minimal soil erosion incidental to development and preservation of Valley Center's unique soil characteristics.

Policy COS 1.1.1 Protect raw land from grading or other disturbances prior to approval and permit processes.

Policy COS 1.1.2. Prohibit grading from changing the natural land contours, in order to reduce erosion and siltation.

Policy COS 1.1.3 Require landscaping to prevent erosion on graded sites and, if the area is contiguous with undisturbed wildlife habitat, plans must include re-vegetation with native plant species]

Goal COS 1.2 Protection and encouragement of agricultural activity and agribusiness.

Policy COS 1.2.1 Encourage the formation of Agricultural Preserves and “Agricultural Conservation Easements” in areas with active agricultural operations and in locations that will be optimal for future agricultural production.

Policy COS 1.2.2 Allow residential development only where shown in subareas on the CP Land Use Map which would NOT have an adverse impact on existing agricultural uses. Support the “Right to Farm Ordinance” and require any residential project that adversely affects existing adjoining agricultural uses to mitigate the identified impact.

Policy COS 1.2.3 Encourage development of combined compatible agricultural and residential uses, and the establishment of “green” small family owned farms and vineyards.

Policy COS 1.2.4 Limit intensive commercial livestock operations and types of agricultural operations detrimental to the residential population, such as dairy, pig and poultry farms, and require substantial buffers for new residential development from existing intensive operations.

Policy COS 1.2.5 Encourage public/private partnerships to provide recreation, open space, and multi-use non-motorized trails in the agriculture/development interface to implement or enlarge the Community Open Space Plan and/or the Community Trails Master Plan. Incorporate provisions to reduce or eliminate potential liability or other frustration of the agricultural operation, while protecting recreational users from injuries, such as from pesticide spraying.

Policy COS 1.2.6 Strongly encourage Community Gardens in the Villages. They will encourage older residents transitioning from larger semi-rural and rural parcels to remain in their community, have ready access to a pleasurable pastime and promote healthier eating.

Policy COS 1.2.7 Provide convenient commercial agricultural supply and support facilities away from other Village commercial uses.

Policy COS 1.2.8 Seek public/private partnerships to locate farmer's markets near high population areas, and with high visibility for local residents, tourists, and casino visitors.

Policy COS 1.2.9 Support and aggressively educate the community about Board Policy I-133 and the "Farming Program Plan" [MSCP p. 52]

Policy COS 1.2.10 Encourage and aggressively educate the community about the "Natural Heritage Preservation Tax Credit Program" [MSCP p. 53]

Policy COS 1.2.11 Support agricultural best practices and mitigation measures to prevent invasive non-native vegetation spreading into the native habitat.

b. Plant and animal habitats and wildlife corridors (e.g., woodlands, grass lands, riparian corridors, etc.)

[Insert MCSP Map for VC]

Goal COS 2.1 Preservation of native vegetation and wildlife habitat

Policy COS 2.1.1 Require projects in each of the subareas shown on the Land Use Map within or in the vicinity of the assets shown on the Community Assets Map to be sited to maximize preservation and enhancement of natural habitat, and designed to eliminate or minimize adverse impacts on them.

Policy COS 2.1.2 Preserve the native habitat by dedication of open space easements and other means that will ensure their long-term protection and survival. Make acquisition of land within the MSCP PAMA and increasing the size of Resource Conservation Areas (RCAs) a very high priority. Aggressively work with the county to adopt ordinances requiring their protection and enhancement.

Policy COS 2.1.3 Preserve and encourage wildlife corridors including buffer areas, which are essential to the long-term viability of wildlife populations, through open space easements, public acquisition, or other appropriate means. Sensitive habitat should not be isolated in "islands" or "pockets"

Policy COS 2.1.4 Encourage the establishment and support the activities of a Valley Center-oriented land trust, conservancy, or similar private non-profit entity to hold title to, consolidate, and manage in perpetuity Mitigation Banks, open space easements and other properties within the

Community Open Space Plan (unless owned or maintained by the County or the VC Parks & Recreation District).

Policy COS 2.1.5 Require that project mitigation be located in the Valley Center Planning Area whenever possible.

Policy COS 2.1.6 Implement the goals and policies of the Multiple Species Conservation Plan for any listed threatened or endangered species as it pertains to Valley Center.

Policy COS 2.1.7 Encourage expansion of Hellhole Canyon Open Space Preserve and ensure a continued viable connection between the Guejito and Hellhole Preserve.

Policy COS 2.1.8 Increase total preserved open space acreage through actively pursuing grants, donations, private endowments, non-profit acquisition, and public trusts.

Goal COS 2.2 Preservation of native trees and woodlands.

Policy COS 2.2.1 Require public and private development to protect heritage trees and large native trees such as oaks, sycamores, pines and other individual specimen trees, which contribute to the community character and provide wildlife habitat.

Policy COS 2.2.2 Require public and private development to plant trees, and discourage the unnecessary removal of trees in new development, including public rights-of-way and parking lots. This will stabilize soil conditions and contribute to atmospheric oxygen production. Require native trees adjacent to natural habitats.

Policy COS 2.2.3 Encourage pursuit of grants/agreements from the Wildlife Conservation Board pursuant to the Woodland Conservation Act of 2001 to purchase Oak Woodland Conservation easements

c. Scenic resources and highways

[Insert cut from Community Resources Map for VC with things we added to MSCP and RCA's]

Goal COS 3.1 An “astronomical dark sky” that retains the rural setting and is compatible with astronomical research at Palomar Observatory.

417 **Policy COS 3.1.1** Prohibit street lighting, except in the villages as
necessary for safety. Discourage area lighting, unless necessary for
safety.

418 **Policy COS 3.1.2** Require low sodium lights and light shielding for new
development and for discretionary permits.

419 **Goal COS 3.2** Natural ridgelines and scenic horizons.

420 **Policy COS 3.2.1** Prohibit ridgeline development.

421 **Policy COS 3.2.2** Prohibit water storage tanks on ridgelines, and
encourage screening from public view.

422 **Policy COS 3.2.3** Restrict radio, cellular, and television antennas and
other man-made structures on ridgelines, and require facilities be
disguised to blend with the natural surroundings, whenever possible, in
order to protect view sheds and aesthetic qualities.

423 **Policy COS 3.2.4.** Require a visual analysis for all projects in the Valley
Center Planning Area, to protect view sheds and aesthetic qualities.

424 **Policy COS 3.2.5** Prohibit development on slopes **in excess of ??%** [Ask
Bob].

425 **Policy COS 3.2.6** To the maximum extent possible, require roads which
connect with pathway/trail staging areas to include design and
construction of scenic vista viewpoints to take best advantage of scenic
vistas shown on the Community Assets Map.

d. Surface, groundwater, and watersheds

[Insert **Watershed Map for VC**]

426 **Goal COS 4.1** Floodplains, wetlands, and watercourses preserved in their
natural state.

427 **Policy COS 4.1.1.** Retain watercourses in their natural state and prohibit
all structures and future development within flood prone areas. Limit use
of floodplains and natural stream courses to permanent open space or
recreational or light agriculture uses. Require adequate setbacks from all
watercourses to protect lives and property, improve water quality, provide
riparian habitat, and enhance aesthetic quality of the riparian environment.

428

Policy COS 4.1.2 Support as a high priority the development of open space corridors, community non-motorized multi-use trails, and parkland along watercourses.

429

Policy COS 4.1.3 Preserve, and support the enhancement (restoration, invasive species removal, etc.) of native vegetation along streams, and in wetlands and floodplains.

430

Policy COS 4.1.4 Prohibit the construction of concrete lined flood control channels except where necessary because of existing improvements which block flood flow.

431

Policy COS 4.1.5 Minimize road crossings or other disturbances of riparian habitat. Only allow these, with mitigation, when alternatives have been considered and determined infeasible.

432

Goal COS 4.2 Improved water quality in Valley Center's streams, wetlands, and floodplains.

433

Policy COS 4.2.1 Encourage organic gardening and use other agricultural best practices, to eliminate harmful runoff which pollutes groundwater.

434

Policy COS 4.2.2 Require [Ask Bob which departments or entities ?] to present educational programs and opportunities for owners of large animal keeping facilities on proper manure storage/disposal, to prevent watercourse contamination.

435

Goal COS 4.3 Reduced property damage and threats to life and limb from localized flooding.

436

Policy COS 4.3.1 Prohibit development that would increase the existing flooding problem in the central valley.

e. Mineral resources

[Insert **Minerals Map for VC** from GPU]

437

Goal COS 5.1 Preservation of property owners' mining rights while protecting the environment and the safety of residents.

438

Policy COS 5.1.1 Prohibit open-pit mining, slant drilling, oil shale extraction, or in-situ leaching.

439

Policy COS 5.1.2 Require owners to seal access to mines or water wells, when unattended, to prevent accidental falls or cave-in incidents.

440 **Policy COS 5.1.3** Require any extraction of mineral resources, but
especially within the “Aggregate Overlay Area” with regard to sand and
gravel, be carried out in a manner which minimizes or mitigates adverse
impacts to the community, including noise, safety hazards from increased
truck traffic, surface and groundwater pollutions, and degradation of
scenic resources.

441 **Policy COS 5.1.4** Phase mining activities so that re-vegetation of a
completed section of the site is implemented prior to beginning activities in
another. Require site grading, reclamation, and re-vegetation plans to
facilitate phasing.

f. Air quality

442 **Goal COS 6.1** Improved air quality in the Valley Center Planning Area.

443 **Policy COS 6.1.1** Support programs that maintain and improve air quality,
such as tree planting and development of light agriculture.

444 **Policy COS 6.1.2** Discourage industrial uses that are detrimental to air
quality.

445 **Policy COS 6.1.3** Construct the network of pathways and trails for non-
motorized transportation shown on the CTMP.

446 **Policy COS 6.1.4** Encourage County, or public/private partnership, to
recover methane from Aerie Park (former landfill site) as a source of
energy generation.

447 **Policy COS 6.1.5** Maximize use of low-emission vehicles and equipment
on public and private development.

448 **Policy COS 6.1.6** Establish design standards which will prevent or
minimize “heat islands” in the Villages and other larger projects.

g. Water and energy

[Insert Water District Facilities Map for VC]

449 **Goal COS 7.1** Decreased need for imported water.

450 **Policy COS 7.1.1** Encourage the use of recycled water.

451 **Policy COS 7.1.2** Implement educational programs that encourage the
conservation of imported water.

452 **Policy COS 7.1.3** Support cost effective storage facilities such as
emergency storage facilities located near demand areas or away from
earthquake faults (while preserving scenic vistas per LU Policy ???).

453 **Policy COS 7.1.4** Support water reclamation where reclamation and
reuse facilities can provide significant sources of "new" irrigation water to
help offset demands on imported water.

454 **Policy COS 7.1.5** Support changes in the water allocation priority formula
that will provide agriculture with assurances that those who participate in
conservation and/or water reclamation programs will be entitled to an
adequate water supply during water shortages.

455 **Goal COS 8.1.** Increased availability of alternative energy

456 **Policy COS 8.1.1** Encourage solar energy in all new development, also
wind farms. Require sufficient buffers to mitigate potential adverse noise
effects.

3.2 Parks and Recreation

b. Parks and Recreation

Define goals and policies for a comprehensive parks and recreation system serving local residents. This should focus on assuring adequate facilities in accordance with Countywide standards (acres of parklands per thousand residents), with improvements to offset any existing deficiencies and accommodate anticipated population growth.

- (1) Identify existing and potential new park and recreation facilities on a base map. The latter should be indicated by a symbol, unless the property is publicly-owned, to avoid a takings issues.
- (2) Define goals and policies for the maintenance of existing and development of new parks and recreation facilities serving the Community. This may define the type of facility (neighborhood, community, and other) and applicable standards/guidelines (e.g., minimum acreage, and facilities).
- (3) Define goals and policies to assure that parklands and recreation facilities are located and designed to be compatible with adjoining land uses addressing such elements as edge treatment, landscape, lighting, access and parking locations, aesthetic character, and sidewalks and other linkages.

- (4) Identify opportunities for the joint use of schools and other public facilities for park and recreational uses, as appropriate.
- (5) Define goals and policies to facilitate the development of commercial recreation facilities and guidelines for their compatibility with adjoining uses, as appropriate.

[Insert here: a map showing existing and potential new park and recreation facilities]

VALLEY CENTER RECREATION ELEMENT MAP]

a. Park needs, locations, and facilities

The County General Plan Conservation and Open Space Element established goals of 10 acres of local parkland and 15 acres of regional parkland per 1,000 persons. To meet these goals at “build-out”, an additional 300 acres of local parkland¹ are needed. (Valley Center currently has 27 acres of local parkland and 1900 acres of regional parkland.)

It is the Intention of the VC Community:

1. To establish and maintain an active and passive public park system that serves the needs of all ages and recreational needs of the community.
2. To allow and/or encourage private recreational facilities which are compatible with adjacent land uses, and complement the rural lifestyle.
3. Establish a sustainable financial source to implement the Park Plan.

EXISTING PARK FACILITIES

Valley Center Parks and Recreation District (a Community Services District supported only by PLDO funds, and fees) operates four parks shown on the above map, identified with the following letters:

A. Valley Center Community Park²: An 11.1 acre park facility located on Lilac Road near the intersection of Lilac Road and Valley Center Road. This park

¹ Local parks include: Mini parks or tot lots, neighborhood parks, community parks, school parks, and specialty parks, containing both active and passive park uses.

² By many criteria, this is really a “Neighborhood Park.” A “Community Park” is a minimum of 15 acres, usually more than 25 acres, and by program and location, provides space and recreation activities for a significant geographic segment of the planning area’s population. Facilities typically provide for some sports activities, through emphasis is on passive cultural and community centers, with recreational programming and organized activities. It should be located adjoining or

consists of ball fields, a pavilion, and a dance floor. In addition, the Valley Center Community Hall is located at this park. The main office of VCPRD is located at the community hall. According to VCPRD staff, the community hall, which was converted from a former school building, has been declared eligible for the National Register of Historic Places.

B. Robert Adams Community Park³: a 6-acre park facility (leased from the school district in 2000 for 20 years at \$1/year) located on Cole Grade Road adjacent to

immediately adjacent to a collector street providing community-wide vehicular access, reducing neighborhood traffic impacts. It should be connected with a Class II on-street and/or off-street community trail and bike lane system, and adjoining or adjacent to a school, if possible.

If compatible with the community setting and park site constraints, amenities could include:

- a. Off-street parking, bike racks and a public transit station.
 - b. Restrooms located within a reasonable walking distance from children's play equipment and other high-use areas.
 - c. Community recreation center
 - d. Park maintenance and equipment storage building
 - e. Tot lot/children's play area
 - f. Group picnic shelters and Family picnic facilities
 - g. Sport/recreation facility fulfilling the overall community demand
- Appropriate program elements include:*
- 1) Community pool/water feature
 - 2) Soccer fields
 - 3) Softball, little league baseball, junior pony league baseball
 - 4) Football
 - 5) Roller hockey/skateboard area
 - 6) Tennis courts
 - 7) Basketball courts
 - 8) Amphitheater/performing arts center
 - 9) Volleyball (indoor and outdoor)
 - 10) Jogging trails
 - 11) Other facilities as desired and as permitted under park site plan
 - 12) Concessions (food and beverage)

³ This is a "Neighborhood" or "School" Park. A neighborhood park, by size, program, and location, provides space and recreation activities for the immediate neighborhood. It is an extension of neighborhood residents' "out-of-yard" and outdoor use area. It should be centrally located for equitable pedestrian access, adjoining or adjacent to a school, fire station, or library, if possible. It should provide a combination of active recreation and passive activities, both outdoor and indoor facilities, with a minimum size of 5 and up to 25 acres and with an emphasis on youth and families.

Amenities compatible with the neighborhood setting and park site constraints would include:

- a. Parking for 10 to 20 vehicles. On-site parking is preferable. Bike racks with Class II trail connections where possible.
- b. Restrooms and Utility and minimum park janitorial storage space.
- c. Tot lot/children's play area
- d. Family event/group picnic facility
- e. Informal family picnic area with benches and tables
- f. Unstructured turf grass play area/play or practice field for children, young adults, and families.
- g. Sport facilities—compatible with neighborhood setting and park site constraints.
 - 1) Basketball—half court, full court, or tri-court configuration

Valley Center Upper Elementary School. This park consists of six tennis courts, picnic areas, a volleyball court, a horseshoe pit and an outdoor swimming pool.

C. Cole Grade Park⁴: a 5.83-acre park facility located on School Bus Lane (road owned by the school district) near J.M. Scibilia Field with a softball field, large multi-purpose field, plus concession stand and about 30 parking spaces.

D. J.M. Scibilia Field⁵: a 3.9 acre park located at the intersection of Cole Grade Road and School Bus Lane that consists of a girl's softball field, concession stand and about 20 parking spaces

In addition to the local parks, the San Diego County Department of Parks and Recreation manages the 1,900 acre Hellhole Canyon Open Space Preserve⁶, a regional park (HH on the map), located at the terminus of Kiavo Road in the eastern portion of the Planning Area. Hellhole Canyon consists of mixed chaparral and oak woodland, and provides 11 miles of equestrian and hiking trails. It constitutes the critical wildlife corridor connection between the Guejito and the Santa Rosa Plateau and Camp Pendleton.

The Valley Center/Pauma Unified School District also provides active recreational facilities (School Parks) for the community. There are 6 acres of multi-use ball fields at the Middle School on North Lake Wohlford (marked F on the Map); 2 1/2 acres for a soccer/lacrosse field at the Primary School at the Cole Grade/Fruitvale intersection, and 5 acres for football, soccer, track, basketball, and a tot lot at the Elementary School Complex off School Drive (marked G on the Map). These school facilities are over-used by youth leagues and others, year-round, primarily designed for K-12 education programs, as well as the P & R District ball fields. The school district is concerned that limited

2) Volleyball area

3) Softball field/soccer practice or game overlay

⁴ Cole Grade Park is also a "School Park," although owned by the P&R District. School park sites often complement other community recreation or open lands, or serve as a neighborhood park or community park or as youth athletic fields. Functions may include sports, recreation classes, passive recreation activities, and other recreation programs suitable to an elementary or secondary education school.

When athletic fields are developed at a school park site, they should, where feasible, be oriented toward youth rather than adult programs. Establishing a clearly defined joint-use agreement (with respect to acquisition, development, maintenance, liability, use, and programming of facility issues) is critical to making school park relationships workable. The school district is required to meet state-imposed minimum essential facilities criteria.

⁵ Scibilia Field is also a "School Park," although owned by the P&R District.

⁶ Valley Center's regional park does not contain a local park element.

financial resources could require the school district to begin charging for community use.

Below is the VC-PUSD Boundary Map, showing all the school district's recreation facilities:

DRAFT

QuickTime™ and a
decompressor
are needed to see this picture.

PARK NEEDS

The community has identified and proposed the following locations and types of parks and recreational facilities it wants for future park land acquisition and development, either by the county Parks & Recreation Department, the VC P&R District, and/or through joint powers partnerships or in cooperation with owners and property developers:

- Mini or Pocket Parks⁷, Neighborhood, Community, and/or Special Use Parks (marked with a single * on the Map), in addition to expansion of existing School Parks. The school district must comply with state-imposed minimum essential facilities criteria. Smaller local parks should be within Village centers, where they can be used as common recreation and community gathering areas.
- Expansion and improvement of Hellhole Canyon Open Space Preserve to include a Native American Heritage education/cultural Center near the northeastern edge of the San Pasqual Reservation (marked with a double ** on the Map). This could include a staging area, open space, and trails.
- A Neighborhood Park facility in the Rancho Lilac area (marked I on the Map) that would consist of ?? acres to accommodate an equestrian facility and trails, as well as a Mini Park to serve residents of the proposed new Specific Plan development.
- School Parks for the schools, in coordination with the Valley Center/Pauma Unified School District:
 - Near Lilac Road and Old Castle
 - Non Road near the intersection of Vesper and Sunset
 - The expansion of Cole Grade Park to encompass an additional 12 acres

A 30-50-acre agricultural/equestrian facility/park⁸ is needed to replace the loss of Valley Center Parks and Recreation District's Aerie Park to the County (marked

⁷ A mini park or tot lot provides space for the parentally supervised recreation of toddlers and young children to 12 years within a neighborhood, small geographic area, or as part of a retail shopping area. They should be located in protected areas with separation from street traffic and high visibility; serving local neighborhoods and adjoining schools, libraries, or police and fire facilities, and may range from as small as 2,500 sq. ft. to 1.5 acres. Amenities should include sand play areas, play apparatus, play equipment, and other special child-oriented features.

⁸ This would be a "Special Use Park" designed as a revenue-generating enterprise created to satisfy demand for a particular sport, recreational activity, or special event. It may also be a sports park combined with enterprise activities and administered as a community recreation resource. It provides recreation programming, sports and special event attractions and activities

with a triple *** on the Map; note same marking for the school district's 40-acre site at Non Road—a good size and location if the school district does not need it for a future elementary school site). The additional acreage is necessary to accommodate various compatible uses, in addition to large events such as jamborees, horse shows, etc., and provide space for permanent facilities that were not permitted at the former Aerie Park site.

Valley Center Parks and Recreation District owns, but has not yet developed a 9½-acre site at the southwest corner of the Valley Center and Lilac Road intersection (marked E on the Map): If not used for development of a replacement Community Center, and possible Senior Center, a planned staging area for the trail in the site's southeast corner, and ball fields could be added. They would complement the portion of Heritage Trail meandering through the oak grove and boulders adjacent to Valley Center Road on that parcel.

457 **Goal COS 9.1** A balanced system of local, and regional parks, open space, and non-motorized trails and pathways that incorporate the outstanding natural features of Valley Center, and meet the varied active⁹ and passive¹⁰ recreational needs of our community's residents.

458 **Policy COS 9.1.1** Require parklands to protect our scenic and riparian areas and our biological resources.

459 **Policy COS 9.1.2** Prohibit public or private recreational off-road and all-terrain vehicle use areas.

for all age groups. It can host special events, fairs, festivals, expositions, symposiums, sports, community gatherings, ethnic/cultural celebrations, plays and numerous other recreational programs and activities. A desirable attribute would be to combine the site with a staging area for the community multi-use trail system, and a staging area for emergency service providers. The size would be determined by land availability and facility/market demand for special uses or recreation programs, and is user- or market-driven and based on community needs or economic and service principles for public and private partnerships. The magnitude and type of special use facilities may include:

- a. Equestrian park/rodeo
- b. Recreation programs and classes
- c. Festival/swap meet/farmers market
- d. League/individual sports complex
- e. Fitness/entertainment center
- f. Skateboard/in-line hockey park
- g. Paintball park

⁹ **Active Recreation:** athletic fields, buildings or structures for recreational activities, concession, community garden, courses or courts, children's play area, dog play area, or a bike path.

¹⁰ **Passive Recreation:** uses in a park, on undeveloped land or minimally improved lands including: landscaped area, natural area, ornamental garden, non-landscaped greenspace, stairway, decorative fountain, picnic area, water body, or trail without recreational staffing.

460 **Policy COS 9.1.3** Encourage voluntary dedication of non-motorized multi-use pathways and trails throughout Valley Center, and implementation of the Community Trails Master Plan, especially connecting segments that have been previously dedicated.

461 **Policy COS 9.1.4** Give higher priority to Community and Neighborhood Parks in keeping with the rural character of the Valley Center community.

462 **Policy COS 9.1.5** Provide riding and hiking trails, staging areas and other facilities within existing or proposed parks when appropriate to complement the Valley Center Trails Master Plan.

463 **Policy COS 9.1.6** Require new residential developments in the Villages to include pocket parks

b. Park acquisition, development, and improvements

Questions:

- Use former Bell Gardens barn/parking area and Water District land for parks.
- Add approximately 14 acres of parkland at VC/Cole Grade northeast corner (current County DPW Yard).
- Add bottom of Keys Creek Canyon, combine active and passive park use with historic/cultural accent on old stone house along the creek.
- Add the northeast corner of n. Lake Wohlford and Woods valley roads as 20+=acre park site
- Add Equestrian park on the south side of VC Road, east of the curve south of Vesper (where the new Miler Road extension/VC Road "Bypass road" would connect)
- Add 80 acres northeast of the end of Canal Road outside the San Pasqual Reservation as either an Equestrian Facility; incorporate into Hellhole Canyon Preserve; and/or jointly with the San Pasqual (and/or other local bands) build a Native American Heritage facility/museum
- Add Nabors Ranch (100+=acres northeast of VC Road across from Rincon Reservation as Equestrian Center, in cooperation with Rincon Band

464 **Goal COS 9.2** A stable, predictable set of funding sources for the acquisition and management of our parks and recreational facilities.

Policy COS 9.2.1. Encourage the utilization of all potential sources of funding and aid that will improve the viability of recreational facilities for all age groups.

Policy COS 9.2.2. Support modification of VC Parks & Recreation District boundaries, and voter approval of a funding mechanism for maintenance of its facilities so that more than just user fees support the district.

Policy COS 9.2.3. Pursue additional funding sources to acquire, develop, and maintain parkland in addition to Park Lands Dedication Ordinance funds, such as grants and community bond issues.

Policy COS 9.2.4. Encourage the Valley Center Parks and Recreation District to coordinate with developers to establish cooperative agreements in order to develop functioning local and neighborhood parks and recreational facilities.

c. Park compatibility with adjoining land uses

[Goals and policies to assure that parklands and recreation facilities are located and **designed** to be compatible with adjoining land uses **addressing** such elements as **edge treatment, landscape, lighting, access and parking locations, aesthetic character, and sidewalks and other linkages**]

Goal COS 9.4. To the maximum extent possible, park and recreation facilities shall conserve and incorporate unique features in park development

Policy COS 9.4.1 Encourage public pocket parks in large residential developments

Policy COS 9.4.2 Coordinate with land conservation and open space agencies regarding the preservation of cultural, biological and historical resources, open space, and unique scenic areas. The establishment of park locations and designs shall incorporate these features whenever possible

Policy COS 9.4.3 Establish priorities and encourage early acquisition to minimize public cost

Policy COS 9.4.4 Integrate open space dedications in private developments with surrounding uses to maximize a functional open space/recreation and wildlife management system.

Policy COS 9.4.5 Development of park facilities shall comply with the County's Ordinance relating to the regulation of Light Pollution.

Policy COS 9.4.6 Ensure preservation of a potential trailhead, staging area and connection between the Guejito and Hellhole Canyon Open Space Preserve.

d. Opportunities for the joint use of schools and other public facilities for park and recreational uses

Goal COS 9.5 Identified opportunities for joint use facilities.

477

Policy COS 9.5.1 Encourage the VC P&R District, VC/Pauma School District, VCMWD, and VC Library to create multiple-use facilities that include recreation features. Joint use agreements should include a fair distribution of operational costs, as well as periodic review and potential adjustment of such costs.

478

Policy COS 9.5.2 Encourage the county and local public agencies to establish Joint Powers Agreements in order to jointly develop park and recreational facilities, to minimize public cost. Such agreements with the school district must satisfy the district's requirement to comply with state-imposed minimum essential facilities criteria.

e. Commercial recreation facilities

479

Goal COS 9.6 Identified opportunities for commercial recreational development.
[POTENTIAL SITES ON MAP?]

Policy COS 9.6.1 Require private development of commercial recreational facilities (such as fitness centers, paintball parks, riding stables, Frisbee golf courses, and PAR courses) to be located in sites so designated on the Map, and be compatible with the existing natural site and adjoining land uses.

3.3 Community Open Space Plan

c. Community Open Space Plan

Prepare a diagram that depicts the Valley Center's open space system including Resource Conservation Areas (defined in sub-section 1 above) and existing and planned parklands (defined in sub-section "b"). **This should address the interrelationship and linkages/connectivity among these systems.**

INSERT COMMUNITY OPEN SPACE PLAN MAP HERE [OR COMBINE WITH PARKS AND RECREATION MAP IN THAT SECTION?]

Open space is defined here as lands reserved for the preservation of natural resources, the managed production of resources, outdoor recreation and public health and safety. Open space contributes to the distinctive rural character of Valley Center and is highly valued by its residents. The Valley Center Plan Area contains an abundance of natural features and agricultural areas that are important to the community and which they would like to see preserved. The Plan Area contains scenic steep hillsides, canyons and ridgelines, numerous bands of riparian woodland on Keys, Lilac, Couser and Moosa Creeks and their tributaries, and expansive floodplains in the central valley.

Although much of the Plan Area has historically been used for agriculture, extensive areas remain undisturbed as a result of public ownership, inaccessibility, steep topography, the presence of Native American Reservation lands and sparse residential development. The undisturbed lands provide wildlife habitat for a diversity of native wildlife including animals that require large territories and no longer survive in many other communities, such as the bobcat and mountain lion.

Protected open space is currently provided by lands in Agricultural Preserves, as well as land with dedicated open space easements, utility easements, trail easements and land occupied by local and regional parks.

The Resource Conservation Area (RCA) designation has been used in the County to identify lands requiring special attention in order to preserve significant natural resources in a manner best satisfying public and private objectives. This may be accomplished by a number of actions, depending on specific situations, including public acquisition, establishment of open space easements, application of special land use controls such as large lot zoning, scenic or natural resource preservation overlay zones or the incorporation of design considerations into subdivision maps or special use permits.

The following are the seven RCAs located within the Planning Area (shown on the Map), with a description of the resources they were designed to conserve:

1. Lancaster Mountain - Keys Canyon - Lilac Creek. This long, narrow area is mainly important for the riparian and oak woodland habitats that exist in the stream bottom. Lancaster Mountain contains mixed chaparral, wildlife habitat and is a scenic landmark.

2. Moosa Canyon. This area contains a large canyon with oak and riparian woodlands. A small waterfall is present in a portion of the canyon. The area is an important wildlife habitat because of the continuous nature of the woodlands and includes some chaparral covered slopes on the canyon sides for wildlife habitat.

3. Keys Creek. This is another long, narrow riparian and oak woodland lined stream bottom which provides a high quality wildlife habitat and is a scenic community resource.

4. Rancho Guejito - Pine Mountain - San Luis Rey River. This is the most important resource area in the planning area and extends outside of the plan boundaries. Resources in this area include extensive riparian woodland in the San Luis Rey River Valley, large growth mixed chaparral and oak woodlands on north facing slopes and a small area of coniferous trees in the eastern portion. The southernmost population of the Pacific Madrone tree grows on Rodriguez Mountain. This tree is normally associated with

northern California.

5. Burnt Mountain. Resources to be protected in this area include oak woodlands and intermixed heavy chaparral. This area serves as wildlife habitat and visual landmark.

6. Valley Center Ridge. This scenic, steep, high ridge also contains a diversity of oak woodlands and large growth chaparral.

7. Chaparral Ridge. The Resource Conservation Area is designed to encompass the large, scenic rock slab north of Woods Valley Road.

It is the Intention of the VC Community:

1. To conserve and protect valley center's unique resources shown on the Community Open Space Plan Map, while supporting its traditional semi-rural lifestyle.
2. Encourage collaboration between County Parks & Recreation Department, Department of Public Works, other local public entities such as VC Parks & Recreation District, VC Municipal Water District, and private entities such as SDG & E and Valley Center non-profits such as Friends of Hellhole, Valley Center Trails Association, Dos Valles Garden Club and Vaqueros, to acquire, manage, protect and consolidate all the pieces of the coordinated open space system portrayed on the [Natural Resources Map? The Open Space System Diagram? The Park and Recreation Facilities Base Map?].
3. To Plan, and Find Funding to implement a Comprehensive, Coordinated Open Space System, in order to preserve interconnected networks of open space in Valley Center for future generations.

Goal COS 10.1 A network of open space that is adequate to preserve the unique natural elements of the community, enhance recreational opportunities, conserve scenic resources, and retain the rural community character.

Policy COS 10.1.1 Use acquisition, conservation easements, mitigation, and conservation subdivision development to set aside open space preserves, corridors for wildlife, pathways and trails, while dealing fairly with the financial and other interests of property owners

Policy COS 10.1.2 Coordinate with public agencies and other organizations on the planning, establishment, and maintenance of preserves and corridors for wildlife.

483 **Policy COS 10.1.3.** Require new residential development to be designed
in a way that preserves an atmosphere of openness and access to
surrounding open space, and integrates open space dedications with
surrounding uses, to maximize a functional open space/recreation and
wildlife management system.

484 **Policy COS 10.1.4** Incorporate public and semi-public lands into a
functional open space system wherever feasible.

485 **Policy COS 10.1.5** Support efforts by individual citizens and private
organizations interested in preserving open space and establishing trails.

486 **Policy COS 10.1.6** Require that at least one land trust/conservancy
(preferably one local to Valley Center) be named as a grantee when an
open space easement is created.

487 **Policy COS 10.1.7** Ensure County Department of Public Works includes
culverts for animals to safely cross roadways and minimize risk to drivers.

488 **Goal COS 10.2** A stable, predictable set of funding sources for the acquisition,
management and maintenance of facilities in the Open Space Plan, once
acquired.

489 **Policy COS 10.2.1.** Use all potential sources of funding and aid that will
improve the viability of the open space system.

490 **Policy COS 10.2.2.** Support modification of VC Parks & Recreation
District boundaries, and voter approval of a funding mechanism for
participation in the open space system.

3.4 Other Topics/Issues

a. Cultural and historic resources

491 **Goal COS 11.1** Preserve archeological and historic sites.

492 **Policy COS 11.1.1** Encourage public and private Developers, to the
maximum extent possible, to incorporate historic and cultural
presentations in the design and construction of Projects that impact
cultural and historic resources, along with pathway and trail facilities
implementing the Community Trails Master Plan.

493 **Policy COS 11.1.2.** Establish vibrant, ongoing liaison between the
VCCPG and local tribes to consult and identify cultural resources to be

preserved, and appropriate mitigation when preservation is infeasible. Require the participation of cultural organizations to establish scientific, historic and cultural facts.

494 Policy COS 11.1.3 Encourage the Valley Center Historical Society and History Museum to inventory, catalog and aggressively seek designation of historic buildings, objects, trails, landscapes and districts in Valley Center, especially Community Hall, stagecoach facilities, and the meadow runway near Cole Grade and Cool Valley Roads.

495 Policy COS 11.1.4 Promote the location of a Native American cultural information center in Valley Center to facilitate community understanding of the region's cultural history.

496 Policy COS 11.1.5. Promote the landmark designation by the Historic Site Board of significant historic buildings and routes in the Planning Area and encourage public and private agencies and individuals to consider the reuse of historic structures

497 Policy COS 11.1.6 Prohibit development, trenching, grading, clearing and grubbing, and other related activities which could damage significant prehistoric or historic sites.

498 Goal COS 11.2 A stable, predictable set of funding sources for the survey and processing nominations of significant resources for county, state, and/or the federal Registers of Historic Places.

499 Policy COS 11.2.1 Encourage the County and the Valley Center Historical Society and History Museum to investigate all possible sources of funding.

Safety Element (CLEAN Draft 3 11/18/10)

4.1 Hazards/Risk Avoidance and Mitigation

a. Seismic and geologic risks

Issue S4.1.a – Adequate water storage for Valley Center residents and animals in the event of well failures and/or the interrupted supply of city water.

Goal S4.1.a – Adequate water supplies exist in an emergency.

Policy S4.1.a.1 – Educate and encourage residents to have water storage in the event that there is disruption to the supply of city water and/or well water due to seismic activity.

Policy S4.1.a.2 – Valley Center will have emergency storage caches of potable drinking water for emergency use. The location of these caches will be identified.

Issue S4.1.b – Safety of residents in the event of seismic activity.

Goal S4.1.b – Reduced risks to residents in the event of seismic activity.

Policy S4.1.b.2 – Do not allow subterranean parking under occupied residences. Limit structures height to 2 stories in liquefaction areas.

b. Flooding

Issue S4.1.a – Various tributaries of the San Luis Rey River and Moosa Creek situated in Valley Center have the potential for flooding. Areas along the tributaries lie within the 100-year FEMA flood zone and are considered high risk. These same areas are susceptible to flooding due to dam failure. The dam that forms Lake Henshaw is the only dam on the San Luis Rey river itself. The drainage area of the river is extensively dammed. Failure of Upper Steehly, Lower Steehly and Turner dams could impact the Valley Center area.

[Insert 100-year Floodway Map]

Goal S4.1.a – All of the dams in Valley Center have an emergency action plan in place. Residents, particularly those close to the flood zone areas, are educated about the emergency procedures.

Policy S4.1.a.1 – All of the dams in Valley Center have an emergency action plan in place. The action plan is updated on a regular basis.

Issue S4.1.b – Safety of residents in new developments in flood zone areas.

Goal S4.1.b – Reduce the risks to residents of new developments in flood zone areas.

Policy S4.1.b.1 – Require new developments in flood zone areas to be a minimum of 20' above creek bed.

c. Wildland fire/Urban fire

Issue S4.1.c – Valley center is located within a mapped Wildland Urban Interface area. This has significant implications for wildfire management including the potential for wildfires to threaten structures and people. The Wildland Urban Interface creates an environment in which fire can move readily between structural and vegetation fuels.

[Insert VC Fire Danger Map]

Goal S4.1.c – Residents in Valley Center are educated with the latest fire science information and will take all precautions to prevent and, if necessary, to respond to wildland fire disasters to minimize loss of life and property, should they occur. Residents are in Compliance with their Fire Districts and with their Community Wildfire Protection Plans (CWPP's).

Policy S4.1.c.1 – Promote implementation of "Valley Center Firewise" programs through information and education programs, community outreach, and fuel modification. Utilize and comply with the fire code and the Community Wildfire Protection Plans (CWPP's) developed by the Valley Center Fire District, Deer Springs Fire Protection District, Valley Center Fire Safe Council, and Deer Springs Fire Safe Council.

Policy S4.1.c.2 – Comply with fuel management/modification and defensible space boundaries specified by the Valley Center and Deer Springs Fire Districts and detailed by the fire code and the Community Wildfire Protection Plans (CWPP's). For example, if the CWPP requires the removal of dead orchards, then dead orchards must be removed.

Policy S4.1.c.3 – Require property owners to remove orchards and other agriculture that they do not longer water and to re-vegetate the area with indigenous vegetation to avoid to erosion.

Policy S4.1.c.4 – Clear 100 foot perimeter around houses and barns.

514

Policy S4.1.c.5 – Provide residents with landscape and vegetation management tips in landscape design and in selecting fire-resistant plants as well as in vegetation clearing methods.

515

Policy S4.1.c.6 – Pursue funding and a program to assist low-income residents and senior citizens in maintaining defensible space.

d. Toxic and hazardous materials

e. Other

4.2 Emergency Preparedness and Response

Issue S4.2.a – Valley Center is particularly susceptible to wildfire. It is also susceptible to floods and earthquakes. Valley Center Community Emergency Response Team (CERT) needs to continue development of the Valley Center Community Protection and Evacuation Plan (CPEP) and insure that it updated bi-annually.

516

Goal S4.2.a – Residents of Valley Center have a partially completed Community Protection and Evacuation Plan (CPEP) in place. Residents are educated about the CPEP and emergency procedures. All organizations, Sheriffs Dept, Fire Districts, Fire Safe Councils, VCPUSD School District (the certificated staff are mandatory emergency responders), CERT teams and other Volunteers, coordinate their efforts to assist in the education and emergency preparedness of the citizens of VC. Also these groups coordinate their efforts during an actual emergency. (S2.6)

517

Policy S4.2.a.1 – In cooperation with OES, create a Community Protection and Evacuation Plan (CPEP) for Valley Center. Include all pertinent agencies (Valley Center Fire District, Deer Springs Fire Protection District, San Diego County Sheriffs Department, Valley Center Fire Safe Council, VCPUSD School District, Deer Springs Fire Safe Council, Community Emergency Response Teams etc.) Update the (CPEP) on a regular basis. Regulatory compliance; Community risk assessment; Mitigation strategies; Community protection and evacuation plans; Fire agencies response plans; Law enforcement response plans; Animal services response plans; utilities response plans; mass casualty and other medical response plans; Shelters, fire safe zones and emergency services response plans; should be in place and updated periodically.

518

Policy S4.2.a.2 – Valley Center should have a communication plan in place which incorporates Major Power/communication Lines Map; HAM Radio operations, and Community Notification (Master callout phone tree, radio, reverse 911, 211). Have a “Community personnel, Phone Numbers & Function List” which gives the names, telephone numbers and functions

of First Responders and key community personnel. (Incorporate into CPEP) The list should be revised at least biannually.

519 **Goal S4.2.b** – Residents of Valley Center will identify multiple evacuation routes.

520 **Policy S4.2.b.1** – Secondary Access: Require secondary access for all developments without exception. (S-3.5) (Require development to include multiple access/egress routes)

521 **Policy S4.2.b.2** – Emergency access roads. Require all existing dead-end streets with 10 or more residences to identify a secondary emergency exit (dirt or DG roads built to CalFire standards marked with reflectors are acceptable). (Incorporate into CPEP)

522 **Policy S4.2.b.3** – Emergency access roads. Identify “emergency only” Evacuation routes (grove roads). For example Cole Grade to Lilac road. Build to CalFire standards and marked with reflectors. (Incorporate into CPEP)

523 **Policy S4.2.b.4** – Identify Multiple use staging areas. Combine trail staging areas with emergency staging areas. (Incorporate into CPEP)

Noise (N) DRAFT 3 (11/18/10)

- 5.1 Noise Generators – Temporary and Nuisance Noise generators including weddings, special events, concerts, and parades must be approved by special permit if CNEL shall exceed the Noise Standards in Section 5.2 below.

[Insert Map]

1. Areas of Known Noise {shown with “N” on Map}
 - a. Schools; H.S. Middle, Lower Elementary, Lilac, Primary
 - b. Community Hall
 - c. Casino/resorts
 - d. Fire stations
 - e. Valley Center Road, Cole Grade Road, and Lilac Road
 - f. Nelson Way (Quarry)
 - g. Sheriff Station
2. Areas to be Protected from Noise (identified by a “Q” on the map)
 - a. Mobile home parks (Hideaway Lake, Skyline)
 - b. Lilac Oaks Campground
 - c. Woods Valley Campground
 - d. Hellhole Canyon Preserve
 - e. Keys Creek Canyon
 - f. Library
 - g. Schools
 - h. Churches
 - i. RCAs and PAMA areasNeeds to be mapped
 - j. Assisted living/adult residential care facility (Blueberry Hill)
 - k. Golf courses (Castle Creek & Woods Valley)
 - l. Lake Wohlford
 - m. Valley Center Cemetery]

5.2 Noise Standards and Mitigation

1. Given the rural environment of Valley Center, Community Noise Equivalent Level (CNEL) by Land Use Category identified in Table N-1 of the Draft GP shall be reduced by 5 CNEL.
2. Noise mitigation shall be achieved by natural means including but not limited to increased setbacks, earthen berms, and use of native landscaping. Walls and other man-made sound reflecting mitigation measures are prohibited.
3. Mitigation devices for a noise generator source shall be designed specifically for noise mitigation of the noise generator, or source, preferably by the noise generator manufacturer.
4. Increasing background or surrounding noise levels to mask noise from a generator source is prohibited.

5.3 Other Topics/Issues

1. All Valley Center Community Plan violations of the Noise Element shall be referred to San Diego County Code Enforcement.
2. Establish a protocol for VCCPG to monitor County Code Enforcement responses to complaints.