

# Individual Exercise Comments

	What makes up the rural character of Valley Center?	Where should new development go and what form should it take?	What housing types are most needed in Valley Center? Where would you like to see those types developed?	OTHER COMMENTS
Land Use and Housing (Individual Exercise)	<ul style="list-style-type: none"> <li>• Ag, low density</li> </ul>	<ul style="list-style-type: none"> <li>• Large setbacks from street &amp; other buildings</li> <li>• 30 ft height limit on all residential including multifamily</li> <li>• Ensure adequate parking for all development commercial &amp; residential</li> <li>• Industrial in floodplain area only (BCS residential should not go in floodplain)</li> </ul>	<ul style="list-style-type: none"> <li>• Only in the village areas</li> <li>• Some apartments, condos, townhouses but limited</li> <li>• Private streets should have public facility - sd [storm drains], wtr [water], swr [sewer] Bcs: HOA's can't maintain the infrastructure adequately</li> </ul>	<ul style="list-style-type: none"> <li>• Create general utility easements on publicly maintained wtr [water], swr [sewer], storm drains. It is the gov's job to protect the ppl, it includes the infrastructures</li> </ul>
	The rural character of Valley Center is built on the foundation of a balance of greenbelts and family dwellings. The village character is enhanced by a combination of old world commercial and mix use done in an aesthetic manner. Schools, family housing, community parks, trails, farming. A balance of old & new. It is 2020 afterall.	Place it along more commercial thoroughfares like Valley Center Road. Connect the casino closer to Escondido along VC Road and place housing there low to mid size sensibly close.	Single family homes Sensible low to mid size houses.	
	<ol style="list-style-type: none"> <li>1. Stay within design guidelines</li> <li>2. Scale - commercial buildings must be scaled for VC - no big boxes.</li> <li>3. Keep density within and around villages</li> <li>4. Make it look like developed over time.</li> </ol>	<ol style="list-style-type: none"> <li>1. Keep in villages and density around villages</li> <li>2. Limit size of commercial buildings to a "rural" character</li> </ol>	<ul style="list-style-type: none"> <li>• Multi-family</li> <li>• Affordable housing</li> <li>• Elderly housing</li> <li>• Make all developments look as if developed over time</li> </ul>	<ul style="list-style-type: none"> <li>• Require VCCPG to review project scoping letter and traffic studies before proect approval.</li> <li>• No more gas stations or liquor stores.</li> </ul>
	<ul style="list-style-type: none"> <li>• Field, Mts [mountains], being in the Valley. Love seeing all the horse (llama/alpaca) properties.</li> <li>• Western theme architecture. Low density housing.</li> </ul>	• Along VC Road for business/commercial	<ul style="list-style-type: none"> <li>• Single Family - detached (Not detached condos)</li> </ul>	
	What would improve circulation in Valley Center?	What can be done to improve safety for all mobility user groups (drivers, pedestrians, bicyclists, equestrians, etc.)?	How can roads be designed to respect the character of Valley Center?	OTHER COMMENTS
Mobility (Individual Exercise)		A separate lane for golf carts, bikes and some motorized vehicles (not cars)		
	<ol style="list-style-type: none"> <li>1. Keep traffic moving on VC Road - replace traffic lights with roundabouts.</li> <li>2. Add landscaped median in S. Village from Woods Valley + north to Mirar de Valle.</li> </ol>	<ol style="list-style-type: none"> <li>1. Keep traffic moving - no stop and go</li> <li>2. Add parallel road to VC Road in S. Village</li> <li>3. Extend Mirar de Valle to connect to Escondido</li> <li>4. Add non-motorized trails across major mobility roads.</li> </ol>	<ol style="list-style-type: none"> <li>1. Keep roads narrow w/ edge landscaping</li> <li>2. Add bike lanes to all major roads.</li> <li>3. Install roundabouts in place of traffic lights</li> <li>4. Retain oaks and other trees that shade roadways</li> </ol>	<ol style="list-style-type: none"> <li>1. Require that VCCPG review traffic studies prior to project approval.</li> <li>2. Prohibit removal of existing landscaped medians.</li> <li>3. Add evacuation routes out of VC.</li> <li>4. Use rubberized asphalt for repaving to reduce noise.</li> </ol>
	Housing along the commercial roads so it cuts down on commuters - like along Valley Center Rd Roundabouts	Bike lanes to reduce commutes. Walkways Roundabouts	Have a look at Rancho Santa Fe. Woodchips and hard dirt trails.	
	What natural features and open spaces do you value most in Valley Center?	What types of natural habitat impacts in Valley Center are most concerning to you? How can development be designed to protect these natural habitats?	What types of park and recreation amenities are most needed in Valley Center?	OTHER COMMENTS
Conservation and Open Space (Individual)	I like open space that is away from commercial roads, however it makes sense to place parks and rec, soccer fields, polo fields along VC Rd	Properties that do not impact wildlife or habitat should be allowed to develop. (EIR reports do not flag impact).	Soccer fields and parks along VC Road	
	What do we need to keep Valley Center peaceful and safe?	Are there any areas of Valley Center where noise is particularly an issue/intrusive?	What services and facilities are needed to protect Valley Center?	OTHER COMMENTS
Noise and Safety (Individual Exercise)	Clear path for evacuation - connect rds for evac, even if only for evacuation & maintain them	Traffic noise from Cole Grade Rd & VC Rd	Fire service down private roads Public/district water line in private roads for fire service	Underground electric lines & other utility for fire safety & vehicle safety. Remove poles in R/W [right of way]
	Cluster developments. Allow 0.5-1 acre lots for low to mid size houses. Cater to some of the younger professionals.	Since there is already a lot of road noise on VC Road from casino travel, build there!	Cluster the density and expand the direction of development beyond a 5 mile radius outside of the village	Build housing along the busy roads, not inland.
	Using the space provided below, please write any general comments, suggestions, concerns or ideas you may have regarding this project an hand these in to a member of the project team. Thank you!			
Comment Card (Individual Exercise)	<ul style="list-style-type: none"> <li>• We need more affordable housing, smaller housing or smaller tracts, so to allow 0.5 to 1 acre clustering on SR-2 and SR-4, close to the village</li> <li>• We need more playing fields, soccer, polo, etc.</li> <li>• We need more local sustainable energy - solar wind</li> <li>• Develop houses along the road on VC Road from casino to village - sensible low to mid-size houses</li> <li>• Farm workers can't afford to live here anymore</li> <li>• Need a local supermarket</li> <li>• More housing for the work force, less traffic, less CO2</li> </ul>			

# Group Exercise Comments

	What makes up the rural character of Valley Center?	Where should new development go and what form should it take?	What housing types are most needed in Valley Center? Where would you like to see those types developed?	OTHER COMMENTS
Land Use and Housing (Group Exercise)	<ul style="list-style-type: none"> <li>• Dark skies</li> <li>• Mom and Pop retail</li> <li>• No Sidewalks/DG trails</li> <li>• Topography - hills, mtns, valleys - it's beautiful!</li> <li>• Crazy views - there is an 'aha' at every corner</li> <li>• Agriculture</li> <li>• Equestrian               <ul style="list-style-type: none"> <li>• Large parcel sizes</li> </ul> </li> <li>• Unusual animals - emus</li> <li>• It's not Ramona</li> <li>• Low # of traffic lights</li> <li>• No big commercial spaces</li> <li>• No eye sore properties</li> </ul>	<ul style="list-style-type: none"> <li>• Health/medical</li> <li>• Retirement communities/homes</li> <li>• Higher density worker housing/small apts/mobile homes</li> <li>• More affordable hotels outside of the casinos</li> <li>• Small scale commercial near the high school for youth</li> </ul>	<ul style="list-style-type: none"> <li>• More affordable housing - apartments/condos no taller than two stories</li> <li>• Multi-family only in the villages - won't be supported elsewhere</li> </ul>	<ul style="list-style-type: none"> <li>• Sidewalks for disabled - one side sidewalk and the other DG</li> <li>• Infrastructure is limited</li> <li>• No amendments to the community plan - or minimal if needed</li> </ul>
	<ul style="list-style-type: none"> <li>• No apartments - too dense</li> <li>• Multi-family - ugly design.</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial in North/South Village</li> </ul>	<ul style="list-style-type: none"> <li>• Cluster housing along commercial roads - low to mid size housing</li> <li>• More single family detached.</li> <li>• Small lots, small house - single family</li> </ul>	<ul style="list-style-type: none"> <li>• How much new development is planned?</li> <li>• More HOA communities</li> </ul>
	<ul style="list-style-type: none"> <li>• Allow for space</li> <li>• Keep it small</li> <li>• Stay w/in the design guidelines</li> <li>• Don't want the boxes - commercial retail big box</li> <li>• Old CA farm village</li> <li>• Some flexibility for developers</li> <li>• * Scale that supports rural character - not too big/not Ramona or Poway</li> <li>• Oak trees - save them</li> </ul>	<ul style="list-style-type: none"> <li>• Keep it in the villages</li> </ul>	<ul style="list-style-type: none"> <li>• ADUs</li> <li>• Apartments               <ul style="list-style-type: none"> <li>• More affordable options for young persons</li> </ul> </li> <li>• Need to have rooftops to support commercial</li> <li>• Product types that are feasible (incentive) for developers</li> <li>• Allow 3 stories as long as you stay within the height limitations</li> </ul>	<ul style="list-style-type: none"> <li>• We may have already planned for too much commercial w/ the amount of housing currently allowed</li> <li>• No more gas stations and liquor stores</li> </ul>
Mobility (Group Exercise)	<ul style="list-style-type: none"> <li>• Agriculture - avocados and citrus</li> <li>• 2-5 acre lots</li> <li>• Low density</li> <li>• 2-acre min</li> <li>• Livestock</li> <li>• Traditional not contemporary</li> <li>• No traffic lights</li> <li>• Peaceful</li> <li>• Quiet</li> <li>• Views</li> </ul>	<ul style="list-style-type: none"> <li>• We don't have the infrastructure to handle it</li> <li>• Schools - K-12 - current schools are overcrowded</li> <li>• Medical offices/urgent care               <ul style="list-style-type: none"> <li>• Infrastructure costs are too high to allow for high density (we are rural by geographic edsign)</li> </ul> </li> <li>• Keep out Escondido-style housing/development</li> <li>• Still need distance around homes neighbors ok, just not on top of each other</li> <li>• 2.5 acres lot ok some density ok, just not a lot</li> </ul>		<ul style="list-style-type: none"> <li>• Please provide info about existing infrastructure</li> </ul>
	<ul style="list-style-type: none"> <li>• Connect Mirar de Valle (18)</li> <li>• Passing lanes (eg. Old Castle)</li> </ul>	<ul style="list-style-type: none"> <li>• Evacuation route signage</li> <li>• Trails, bike paths (ex. Tucson River Park)</li> </ul>		<ul style="list-style-type: none"> <li>• Evacuation routes</li> </ul>
	<ul style="list-style-type: none"> <li>• Connect private roads, Mirar de Valle</li> <li>• Evacuation routes</li> <li>• Roundabouts</li> <li>• County trails master plan (implement)</li> <li>• Size roads appropriately (traffic volumes)</li> </ul>	<ul style="list-style-type: none"> <li>• Evacuation routes (people and animals)</li> <li>• Crosswalks (Miller Road)</li> <li>• Speed limits (reduce)</li> <li>• Traffic calming</li> <li>• Pavement condition</li> </ul>	<ul style="list-style-type: none"> <li>• Follow natural contours</li> <li>• Rural</li> </ul>	
Conservation and Open Space (Group Exercise)	<ul style="list-style-type: none"> <li>• Trails</li> <li>• Connect roads</li> <li>• Private (Keys)</li> <li>• Gates problematic</li> <li>• Traffic signals               <ul style="list-style-type: none"> <li>• Alternate routes to Valley Center Rd.</li> </ul> </li> <li>• Smart signals</li> </ul>	<ul style="list-style-type: none"> <li>• Lanes for scooters, other vehicles (golf carts)</li> <li>• Traffic calming.</li> <li>• Streetlights (east of Vesper) → outside of village</li> <li>• Improved bike lanes</li> </ul>		<ul style="list-style-type: none"> <li>• Future technology, vehicles</li> <li>• Traffic signals over roundabouts</li> </ul>
	<ul style="list-style-type: none"> <li>• Passing lanes (turnouts) (Cole Grade, Lilac)</li> <li>• Roundabouts</li> </ul>	<ul style="list-style-type: none"> <li>• Pavement (N. Lake Wohlford Rd)</li> <li>• More, improved pedestrian facilities [Valley Center Rd. (both sides)]</li> <li>• Bus stop turnouts</li> <li>• Horse trails</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaped medians</li> <li>• Oak trees keep</li> </ul>	<ul style="list-style-type: none"> <li>• Coordinate with tribes (buses)</li> </ul>
	<ul style="list-style-type: none"> <li>• Hiking/bike trails</li> <li>• Scenic viewsheds</li> <li>• Natural/wildlife corridors</li> <li>• "Rural character"</li> <li>• Ag. Preserves</li> <li>• Riparian forests</li> <li>• Wildlife</li> </ul>	<ul style="list-style-type: none"> <li>• Buffers around waterways</li> <li>• Keep identified sensitive lands protected</li> <li>• Incorporate habitat conservation plan and county trails master plan</li> </ul>	<ul style="list-style-type: none"> <li>• CTMP</li> <li>• Access to Daly Ranch</li> <li>• Parks close to development = access and safe passage</li> <li>• Picnic grounds and shade structures</li> <li>• Bike park</li> <li>• Splash pad</li> <li>• Horse trails (multi-use)</li> </ul>	
Conservation and Open Space (Group Exercise)	<ul style="list-style-type: none"> <li>• Natural creeks + waterways</li> <li>• Large FY setbacks to maintain natural state</li> <li>• Native veg.</li> </ul>	<ul style="list-style-type: none"> <li>• Streamlining for projects that protect habitat in place or comply w/ regs.</li> <li>• Identify park sites on traveled roadways</li> </ul>	<ul style="list-style-type: none"> <li>• Star Valley park</li> <li>• Equestrian areas</li> <li>• Fields (soccer, polo)</li> <li>• Dog parks</li> </ul>	<ul style="list-style-type: none"> <li>• Support for projects that preserve onsite habitat/species</li> <li>• Irrigation support for Ag. Operations</li> <li>• Grant program support for farmers</li> </ul>
	<ul style="list-style-type: none"> <li>• Riparian habitat</li> <li>• Major rock outcrops</li> <li>• Wildlife + natural veg.</li> <li>• Oaks</li> <li>• VC reservoir</li> </ul>	<ul style="list-style-type: none"> <li>• Encroachment</li> <li>• Mitigation w/ community</li> <li>• Revert golf course to open space or some type of natural area</li> <li>• habitat conservation plans</li> </ul>	<ul style="list-style-type: none"> <li>• Fishing</li> <li>• Open space preserves</li> <li>• Equestrian area</li> <li>• Gym/rec center</li> <li>• Trail access</li> <li>• Community pool</li> </ul>	
	<ul style="list-style-type: none"> <li>• Area by post office/church dev.</li> <li>• Serenity → county feel</li> <li>• Wildlife + natural veg.</li> <li>• Orange groves</li> <li>• Scenic views/ridgelines</li> <li>• Oaks - preservation + relocation</li> <li>• Natural creeks</li> </ul>	<ul style="list-style-type: none"> <li>• Responsible siting of dev.</li> <li>• Awareness of natural resources</li> <li>• Targeted habitat for key species (bees and butterflies)</li> </ul>	<ul style="list-style-type: none"> <li>• Star Valley</li> <li>• Senior center</li> <li>• Gym</li> <li>• Preserves/mitigation land</li> <li>• Picnic areas</li> <li>• Splash pad</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable housing</li> </ul>

# Group Exercise Comments

Noise and Safety (Group Exercise)	What do we need to keep Valley Center peaceful and safe?	Are there any areas of Valley Center where noise is particularly an issue/intrusive?	What services and facilities are needed to protect Valley Center?	OTHER COMMENTS
	<ul style="list-style-type: none"> <li>* Cole Grade future fire station</li> <li>* West Lilac future fire station (on Lilac near west Lilac)</li> <li>* Underground SDG&amp;E utilities</li> <li>* What a property owner is responsible for on their property vs. where the County of Fire department steps in</li> </ul>	<ul style="list-style-type: none"> <li>* Improvements happen during night hours to reduce noise and traffic</li> </ul>	<ul style="list-style-type: none"> <li>* Traffic lights to reduce speed (Valley Center)</li> <li>* Reduce concept of roundabouts</li> <li>* Urgent care facilities</li> </ul>	
	<ul style="list-style-type: none"> <li>* <b>Property owner citations</b></li> <li>* Cool Valley Road is considered a highway, slow speed to not be a highway</li> <li>* Evaluate street classifications</li> <li>* Mail box break ins</li> <li>* Roadways to casino separated from Valley Center</li> </ul>	<ul style="list-style-type: none"> <li>* Road material to quiet the roads down (Old Castle Cedar trail)</li> <li>* Vehicles (trucks) on road</li> <li>* Sound barriers (vegetation to help reduce)</li> </ul>	<ul style="list-style-type: none"> <li>* Fire station on Cole Grade Road</li> <li>* Larger postal facility</li> <li>* Neighborhood watch</li> </ul>	<ul style="list-style-type: none"> <li>* Lighting up postal boxes potentially</li> <li>* Roadway flooding on Cole Grade/Vesper</li> <li>* Signs for evacuation</li> <li>* Gym or fitness center</li> </ul>
	<ul style="list-style-type: none"> <li>* Keep North &amp; South village acreage</li> <li>* Keep acreage minimums outside of villages</li> <li>* Trails along roadsides</li> <li>* School pickup/drop off back up</li> <li>** New fire stations by the high school</li> <li>* Safe roads</li> <li>* Evacuation roads (with increase depending on population/density)</li> <li>* Mirar de Valle connection to 15</li> </ul>	<ul style="list-style-type: none"> <li>* Surface material for roads - quieter material</li> <li>* Vegetation for sound buffers</li> <li>* Noise ordinance enforcement within residential/rural (around agr. &amp; greenhouse worker housing)</li> </ul>	<ul style="list-style-type: none"> <li>* Police being present - speeding is an issue (Valley Center Road)</li> <li>* Roundabouts - reduce speed and noise</li> </ul>	<ul style="list-style-type: none"> <li>* Maintain night sky</li> <li>* Encourage minimal lighting</li> <li>* Valley view/Harras - criminal element</li> </ul>