

VC67 Analysis Area

(Valley Center)

2012 Proposal: Change from SR2 to I-2

Requested by: Gaughan

Staff Recommendation	Existing
CPG Recommendation	Proposed
PC Recommendation	Existing

Property Description

Property Owner:

PSR: Valley Center RV & Outdoor Storage LLC

Size:

13 acres

6 parcels

Location/Description:

Adjacent to the North Village boundary and ¼ mile south of the intersection of Valley Center and Cole Grade Roads; inside the County Water Authority boundary

Prevalence of Constraints

● – high; ◐ – partially; ○ – none

○ Steep slope (greater than 25%)

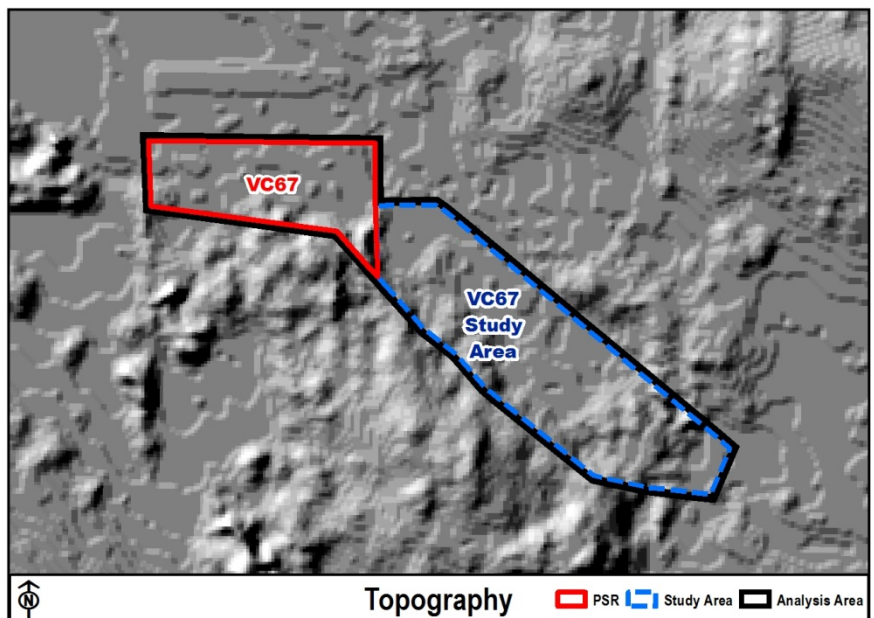
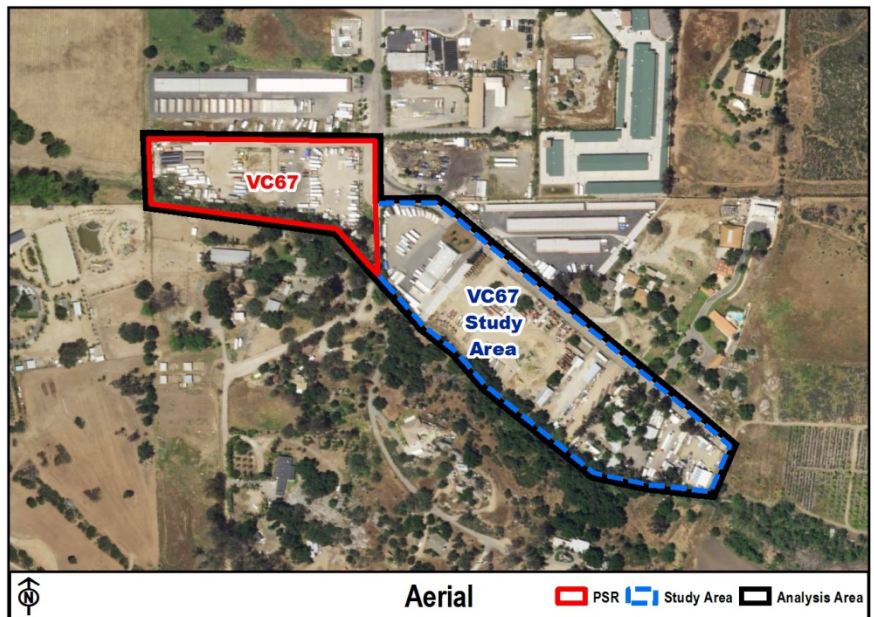
● Floodplain

◐ Wetlands

◐ Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones



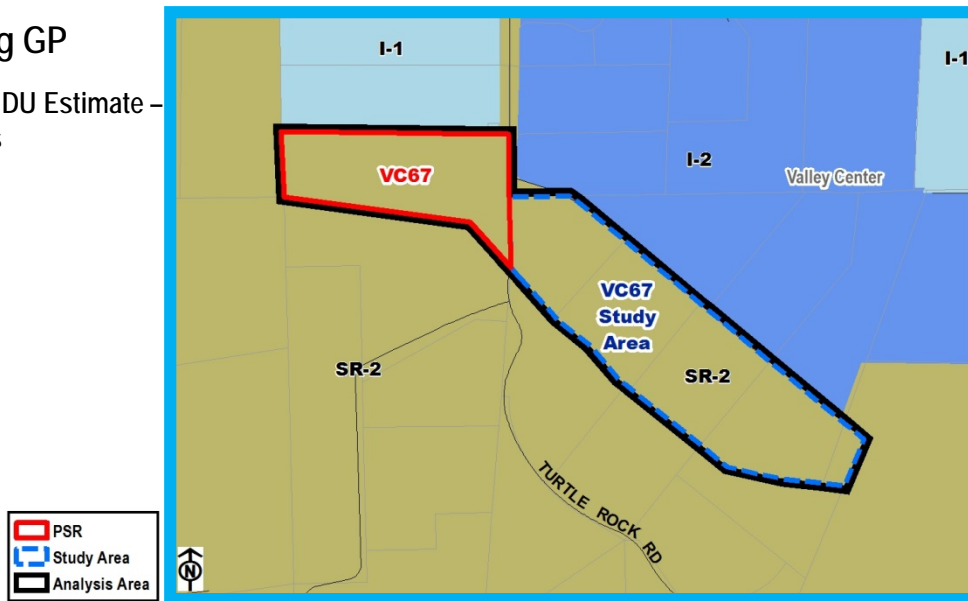
Staff Recommendation Rationale

Hazards/Water Quality/Feasibility – “what you see is what you get” (Guiding Principles 4 & 5; Policies LU-1.9, S-1.1, S-9.2, S-10.1, etc.)

- All of PSR and most of Study Area is in County floodway
- Policy S-10.1 and Resource Protection Ordinance (RPO) – limit uses in floodway to agricultural, recreational, and other such low intensity uses that do not harm the environmental values of the floodway
- Policy S-9.5 – Prohibit development in the floodplain fringe (outside floodway); if completely in floodplain, limited to single family residential or uses that don't compromise environmental attributes
- Community Plan Industrial Policy 3 – requires industrial development to adhere to criteria in Design Guidelines (DG); DGs refer to RPO (noted above) and further note, “...kept as close as possible to its natural condition...”
- This area/situation was discussed during GP Update hearings, resulting in Valley Center Community Plan Industrial Policy 5 – calls for re-designating this area if new floodplain/floodway mapping shows it is out of the floodway (no current plans for re-mapping); this area/situation is also addressed under the Issue statement in the Community Plan Industrial section
- 6/18/12 Director Memo to Board – Industrial GP/Zone would create false expectations; assigning realistic designations reflecting constraints was a core tenet of GP
- Over 60 acres of adjacent industrial land outside floodway/floodplain; only about half developed
- Law enforcement vehicle storage allowed in current zone and per a current Site Plan with “No Rise” certification (evacuation plan)

Existing GP

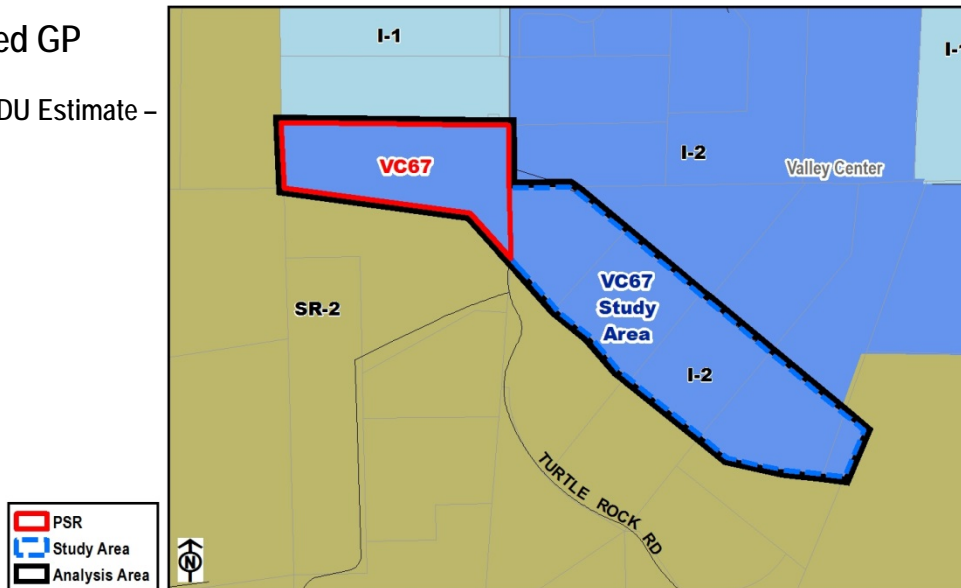
Potential DU Estimate –
N/A Units



Staff Recommendation

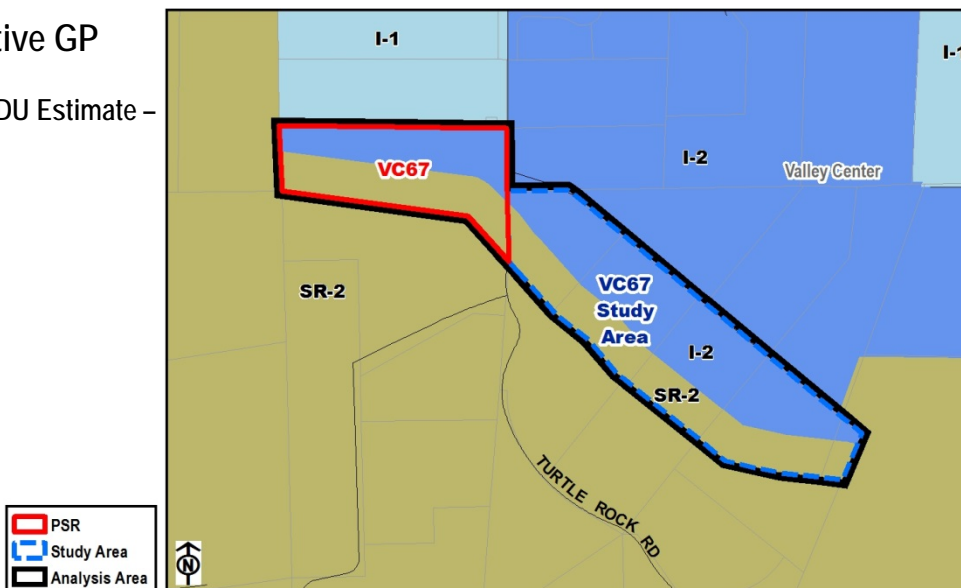
Proposed GP

Potential DU Estimate –
N/A Units



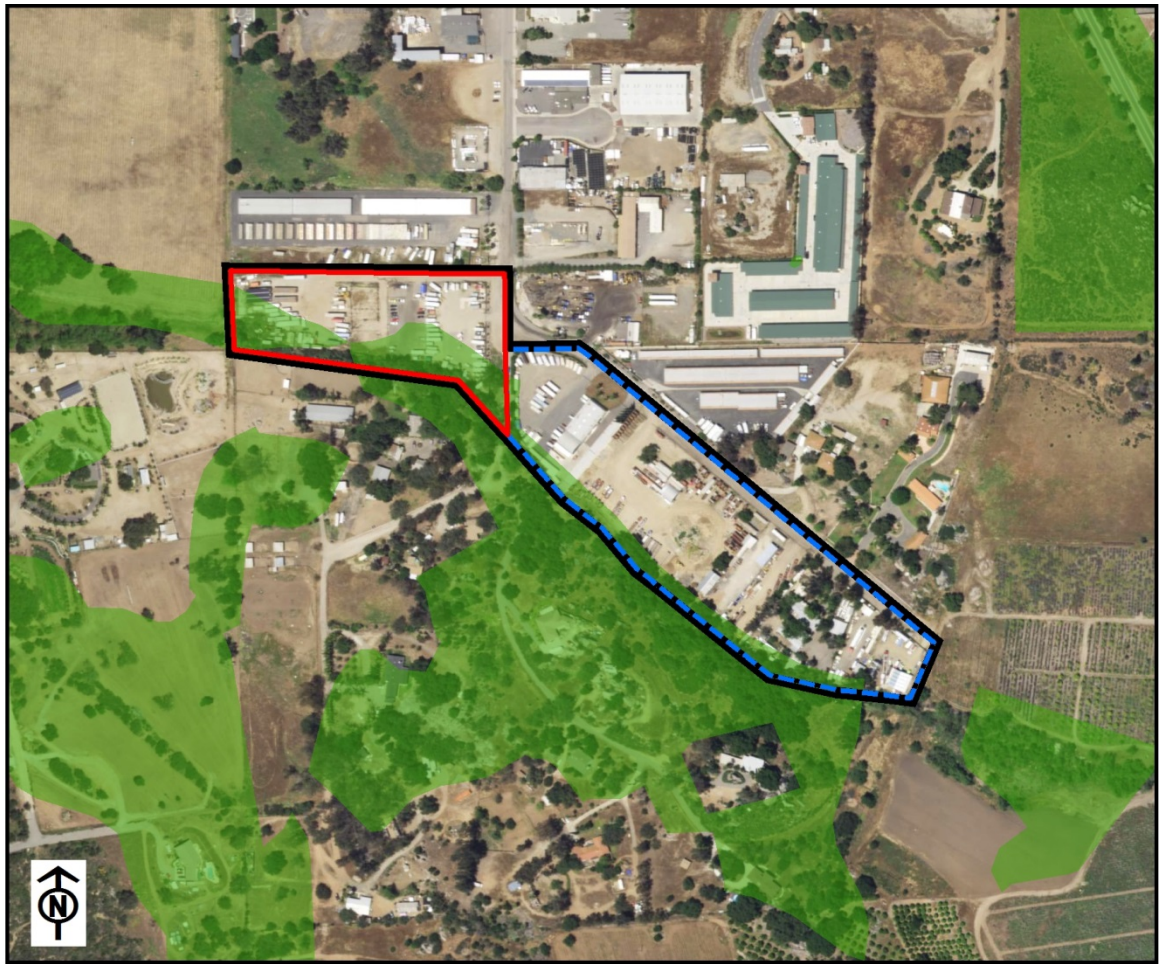
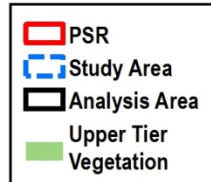
Alternative GP

Potential DU Estimate –
N/A Units



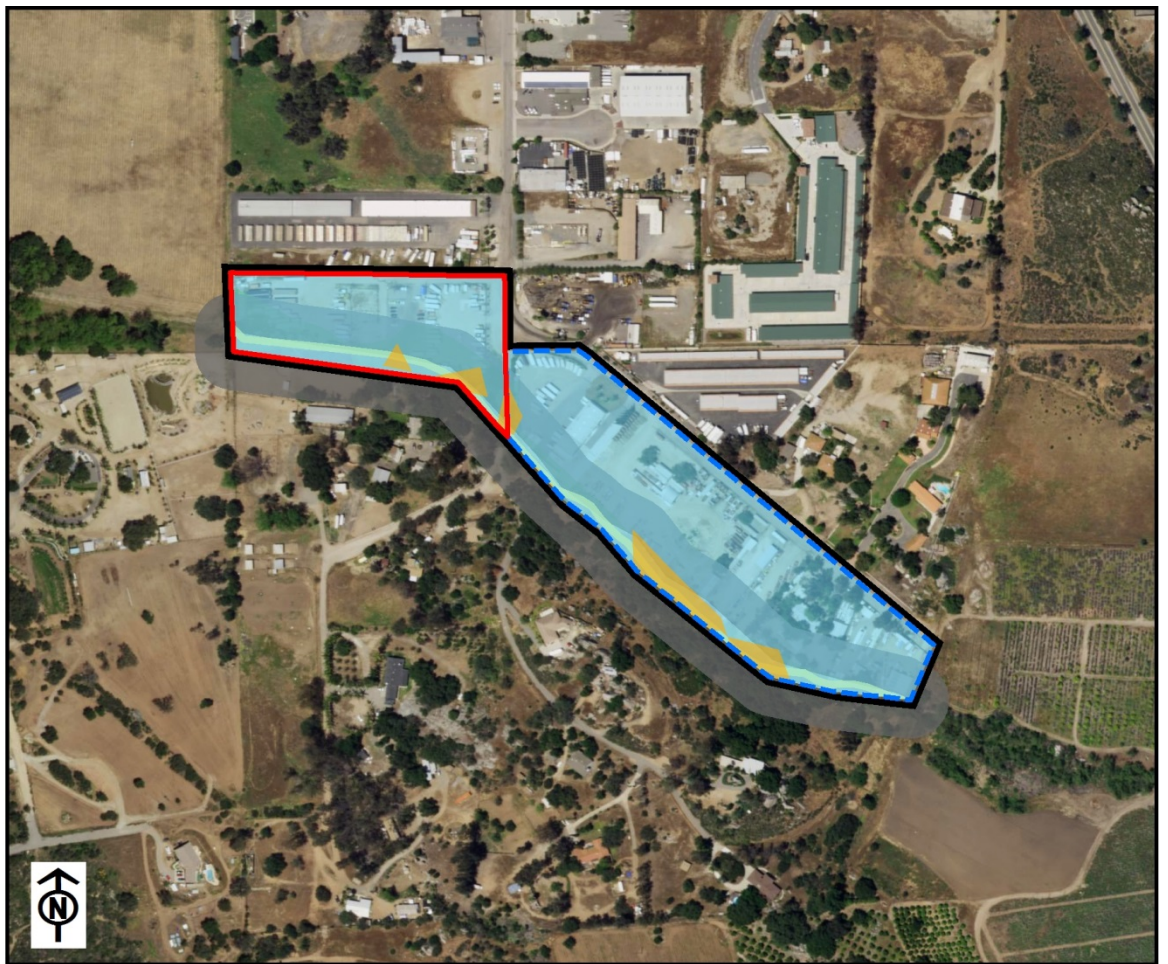
Upper Tier Vegetation

● Sensitive Habitat



Composite Constraints

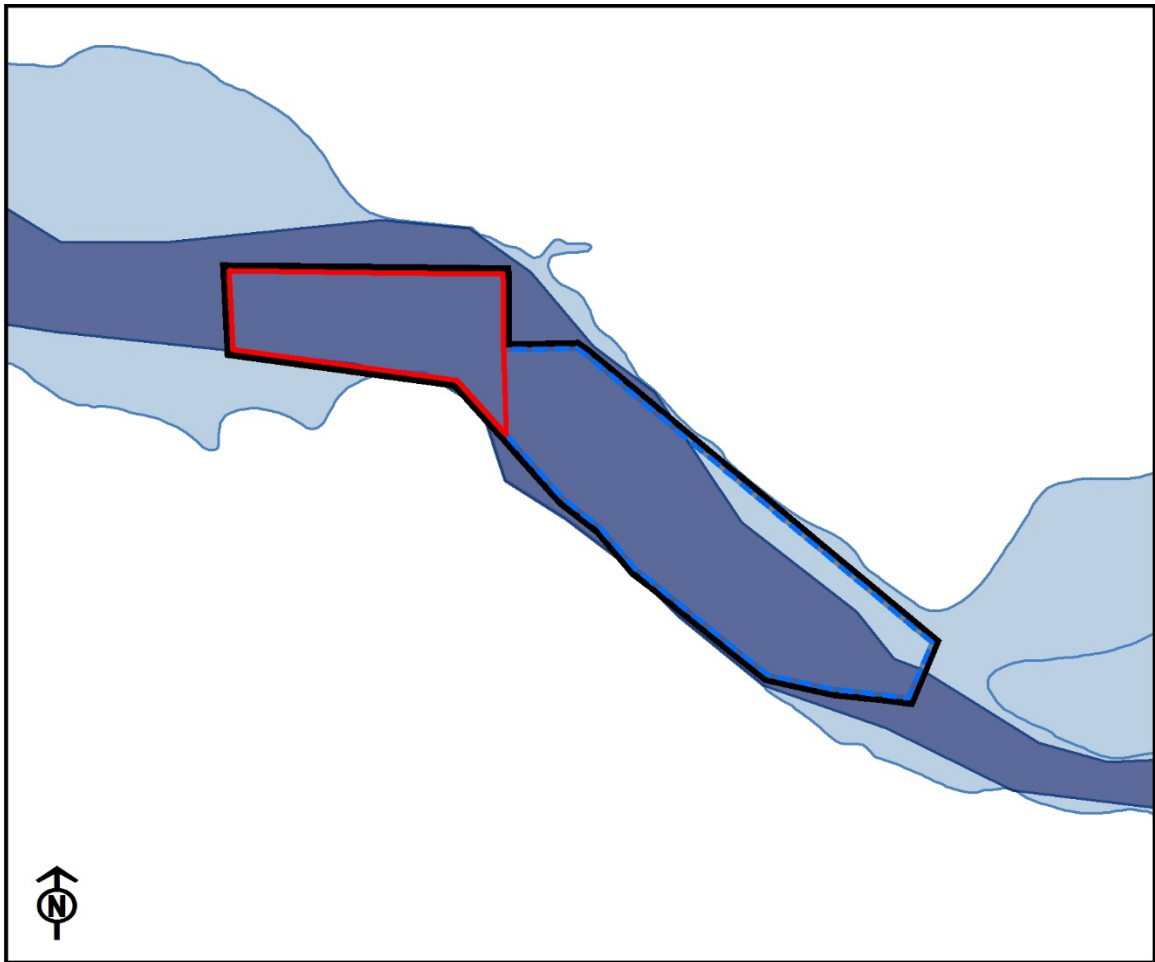
○ Steep slope
 ● Floodplain
 ● Wetlands
 ● Sensitive Habitat



County Floodplain

● Floodplain

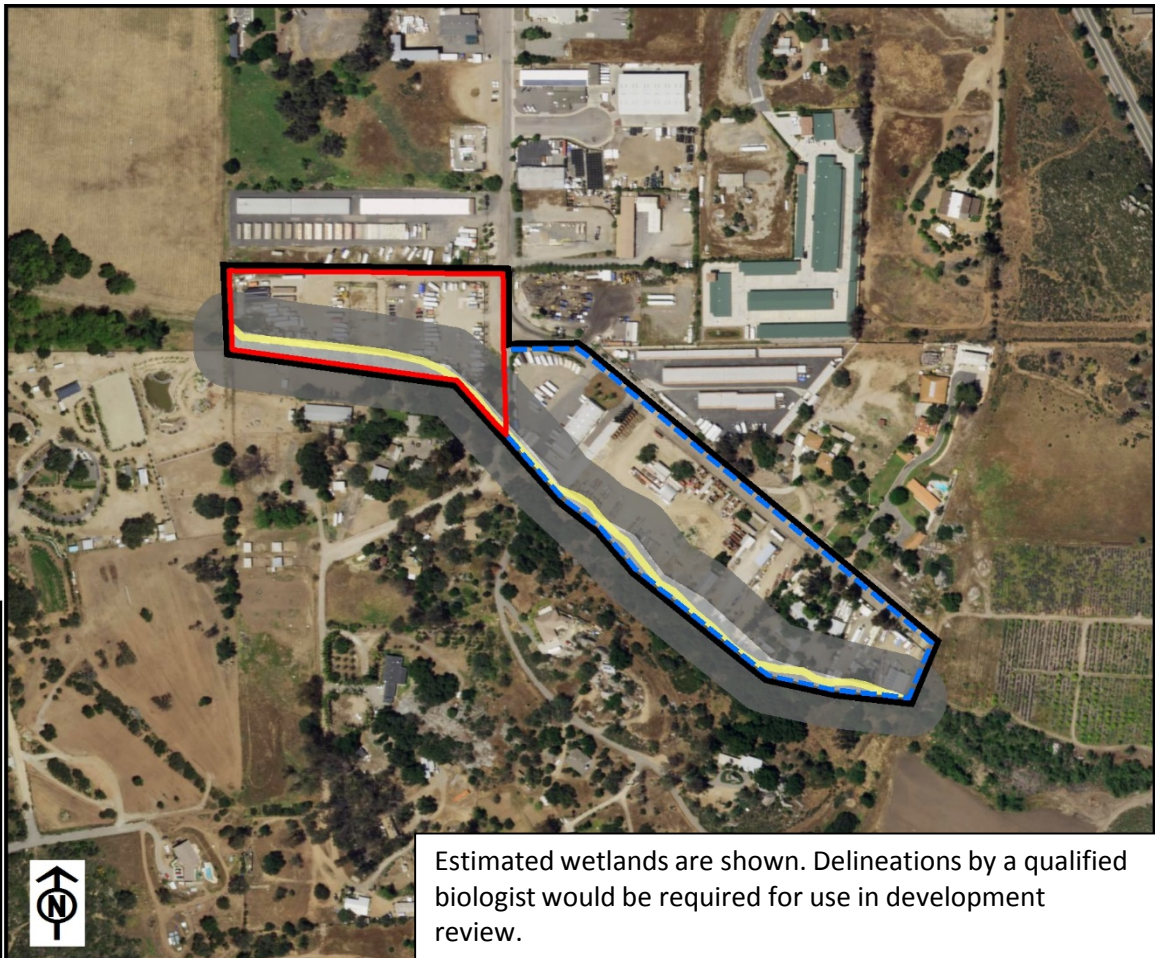
- PSR
- Study Area
- Analysis Area
- County 100yr Floodway
- County 100yr Floodplain



Estimated Wetlands

● Wetlands

- PSR
- Study Area
- Analysis Area
- USFWS National Wetlands Inventory
- Estimated RPO Wetlands Buffer
- Estimated RPO Wetlands

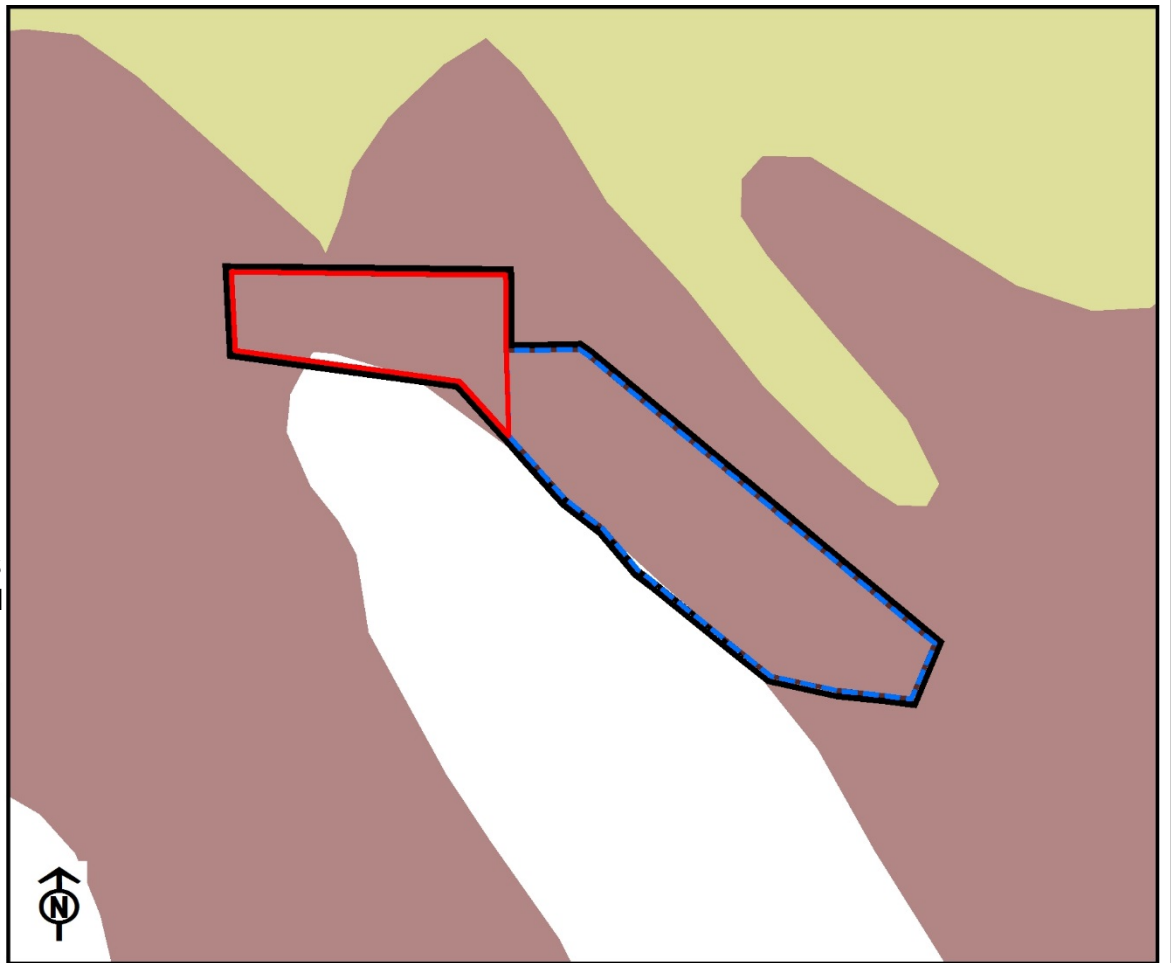


Estimated wetlands are shown. Delineations by a qualified biologist would be required for use in development review.

Prime Agricultural Soils

○ Agricultural Lands
(no current ag, but all
prime soils)

- PSR
- Study Area
- Analysis Area
- Prime Farmland Soils
- Statewide Significance Soils



Fire Hazard Severity Zones

● Fire Hazard
Severity Zones

- PSR
- Study Area
- Analysis Area
- Very High
- High
- Moderate

