

# VC51 Analysis Area (Valley Center)

2012 Proposal: Change from RL20 to SR4

Requested by: Rice

Staff Recommendation	Alternative
CPG Recommendation	Existing

## Property Description

Property Owner:

PSR: Rice

Size:

166 acres

14 parcels

Location/Description:

4 miles south of SR-76; between Lilac Road and Couser Canyon Road; within the County Water Authority boundary

## Prevalence of Constraints

● – high; ◐ – partially; ○ - none

◐ Steep slope (greater than 25%)

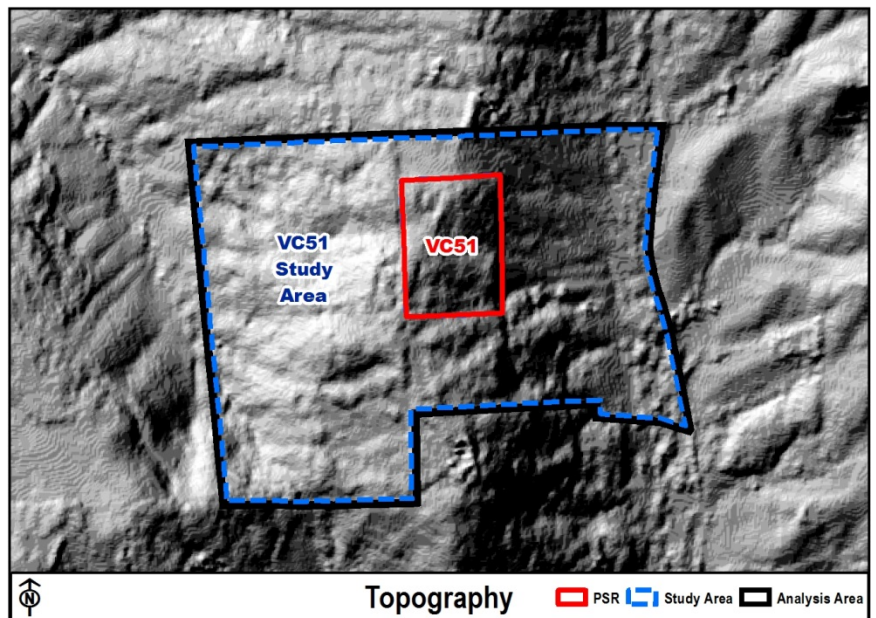
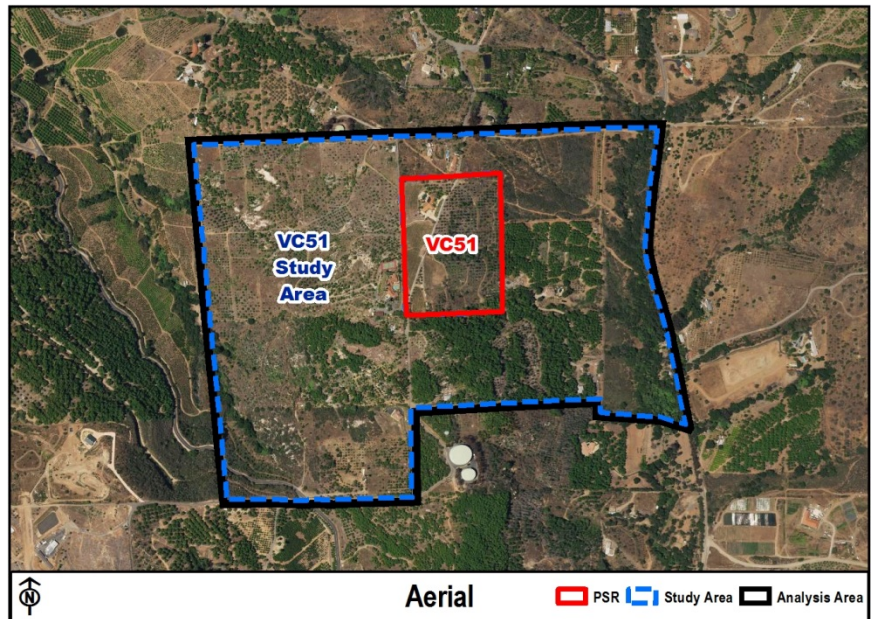
○ Floodplain

◐ Wetlands

◐ Sensitive Habitat

◐ Agricultural Lands

◐ Fire Hazard Severity Zones



## Staff Recommendation Rationale

### Agriculture Preservation/Williamson Act Contracts/Density Potential (Guiding Principles 8 & 5; Policies LU-7.1, LU-1.9)

- 5 of the parcels are under Williamson Act contracts which would not allow subdivisions until a non-renewal process is completed – only 6 additional DU possible outside WA contracts under proposed; only 1 additional DU under Alternative
- SR-4 is lower density than the SR-2 threshold for agricultural preservation, used in Policy LU-7.1 policy reviews (see Attachment C)

### CDM / Community Character / Mapping Consistency (Guiding Principles 2 & 3; Policies LU-1.1, LU-1.3, LU-2.3, LU-2.4)

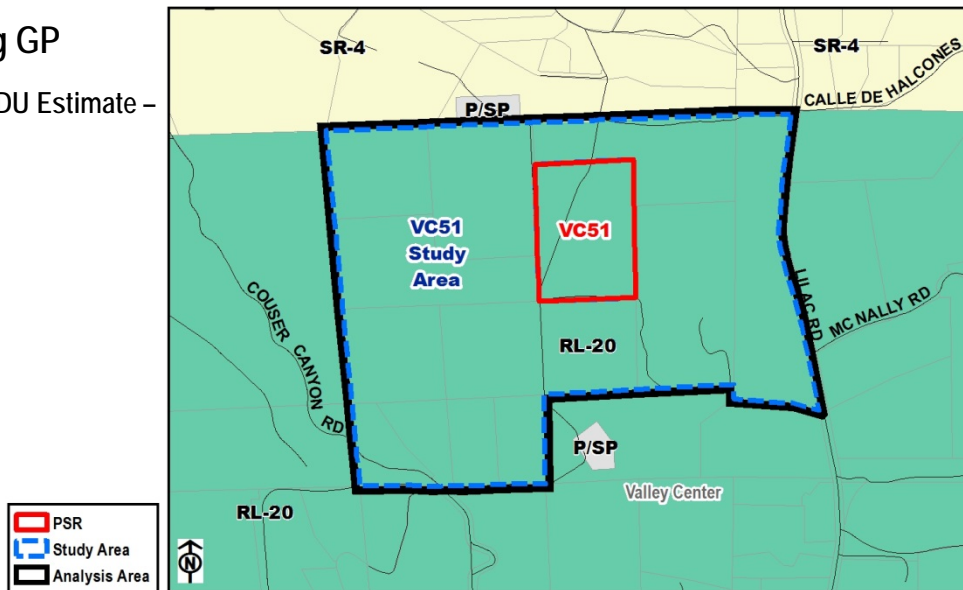
- Adjacent to approximately 820 acres of SR-4 to the north which includes similar levels of slope and habitat constraints, and existing agriculture; adjacent area is more parcelized, but farther from the Village and also includes larger parcels with subdivision potential; Alternative Map limits SR-4 to the northern end of the Analysis Area, adjacent to the existing SR-4

### Habitat / Constraints / Fire Protection (Guiding Principles 4 & 5; Policies LU-1.9, LU-6.2, LU-6.11, S-1.1)

- Much of the area has been previously cleared for agriculture and residential; substantial native habitat areas of oak woodlands (likely some wetlands in this area) in the east along Lilac Road and coastal sage scrub/riparian in the southwest would remain RL-20 in the Alternative Map
- Currently estimated beyond 10-minute travel time for SR-4; access improvements will be challenging

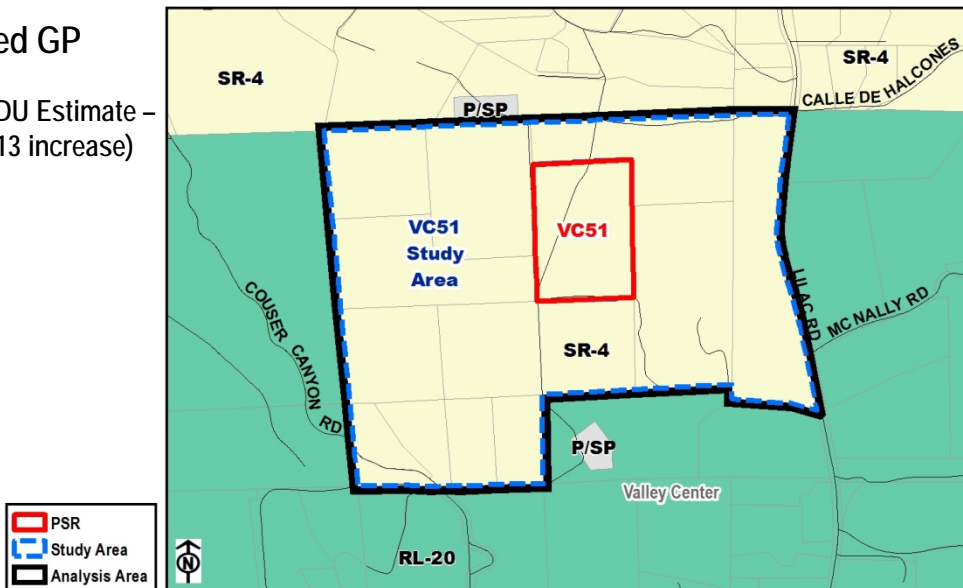
### Existing GP

Potential DU Estimate –  
14 Units



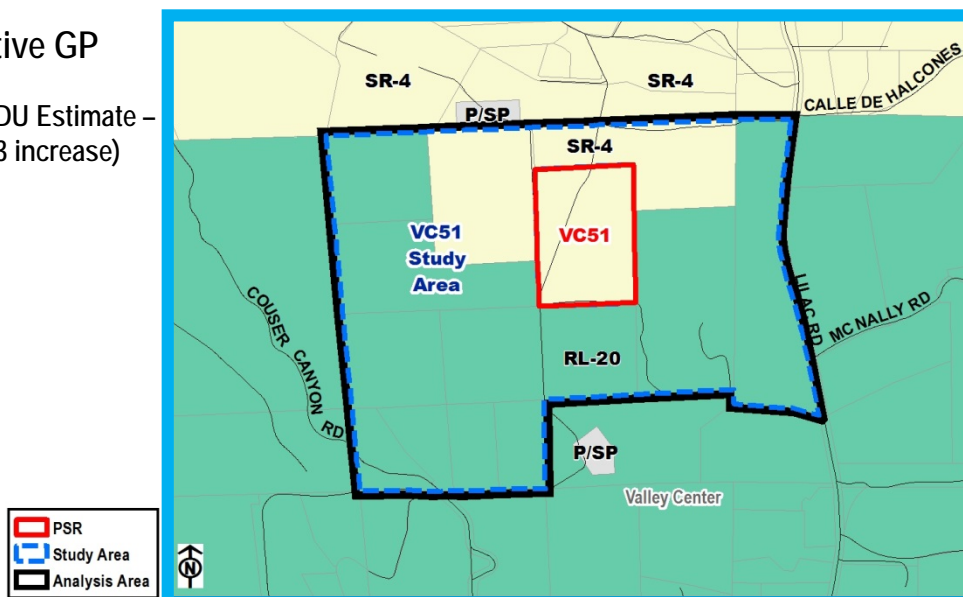
### Proposed GP

Potential DU Estimate –  
27 Units (13 increase)



### Alternative GP

Potential DU Estimate –  
17 Units (3 increase)

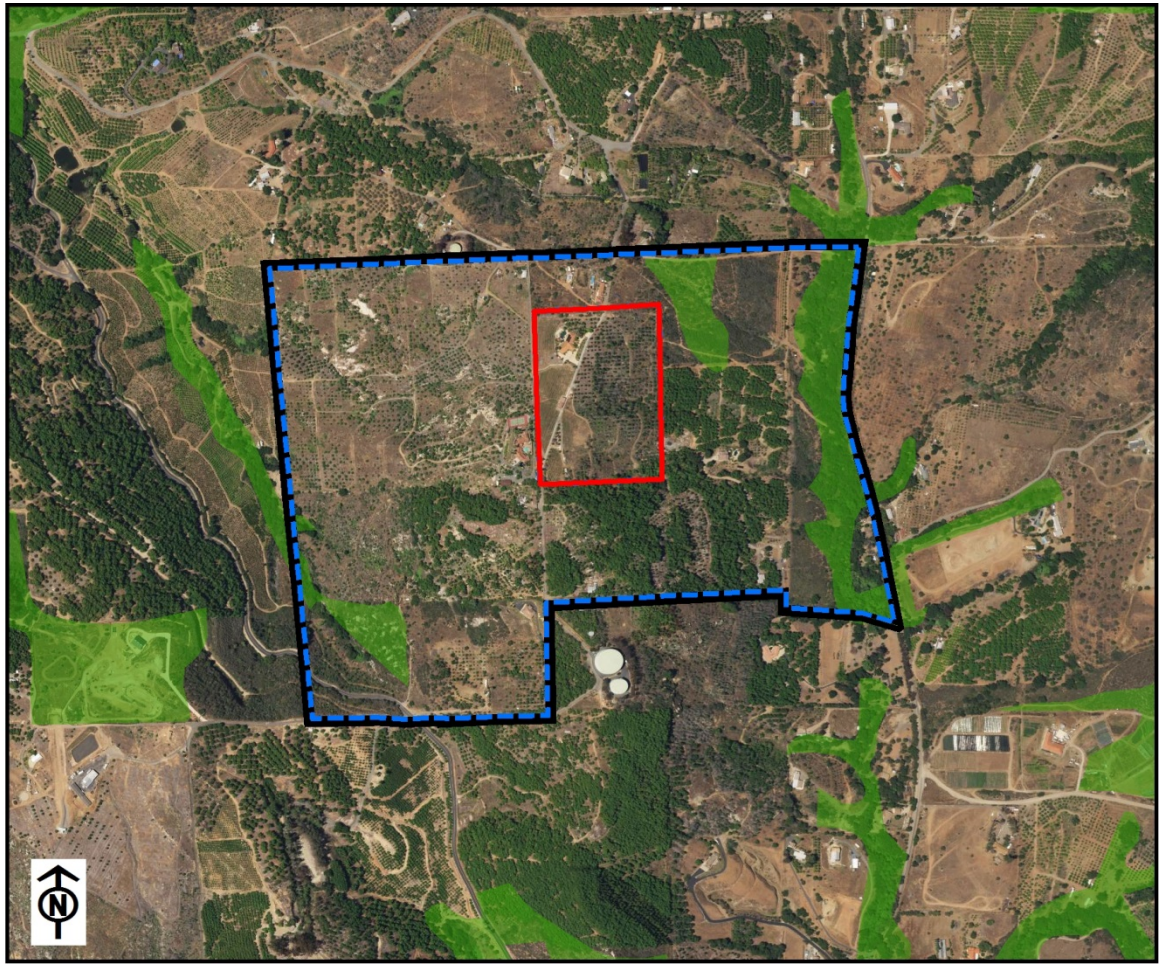


Staff Recommendation

## Upper Tier Vegetation

● Sensitive Habitat

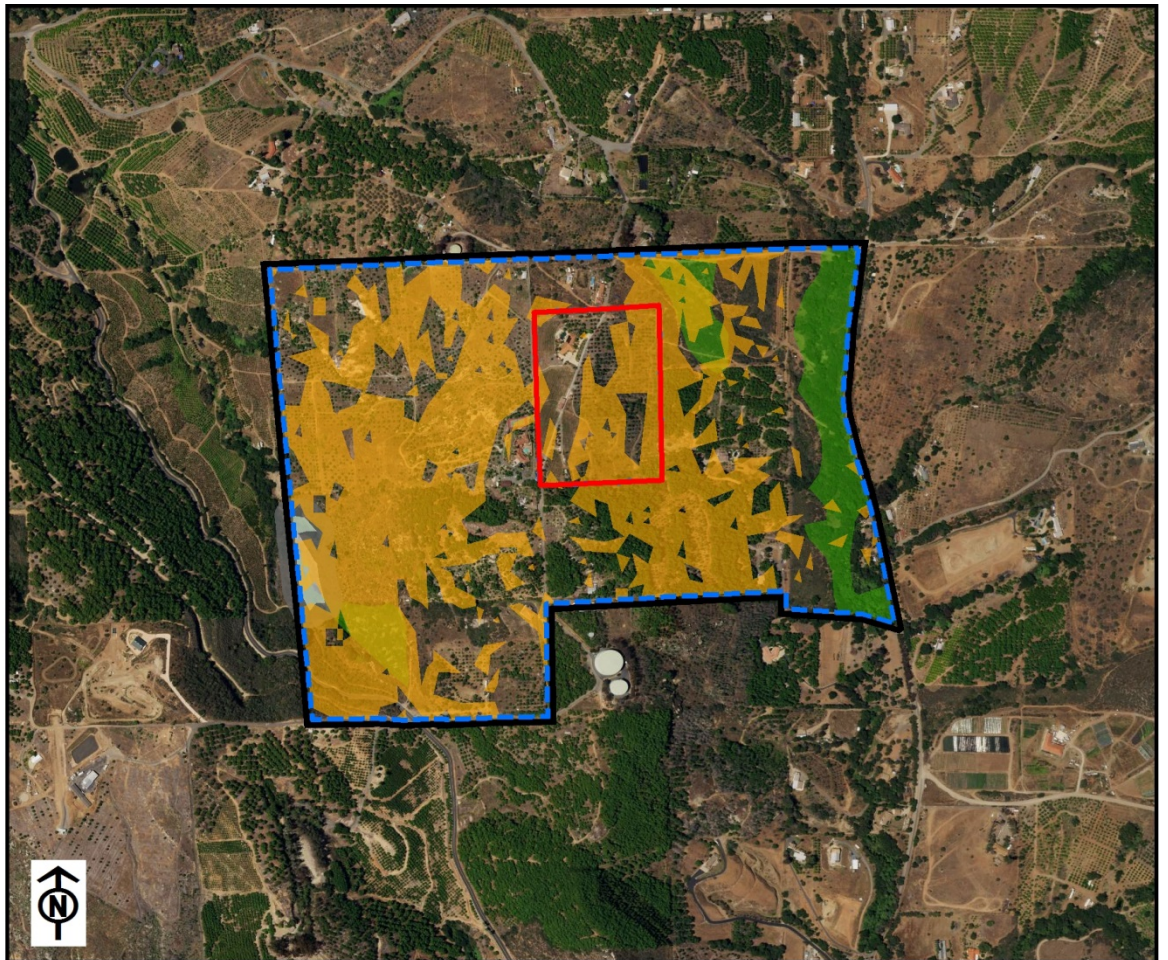
- PSR
- Study Area
- Analysis Area
- Upper Tier Vegetation



## Composite Constraints







● Steep slope  
○ Floodplain  
● Wetlands  
● Sensitive Habitat

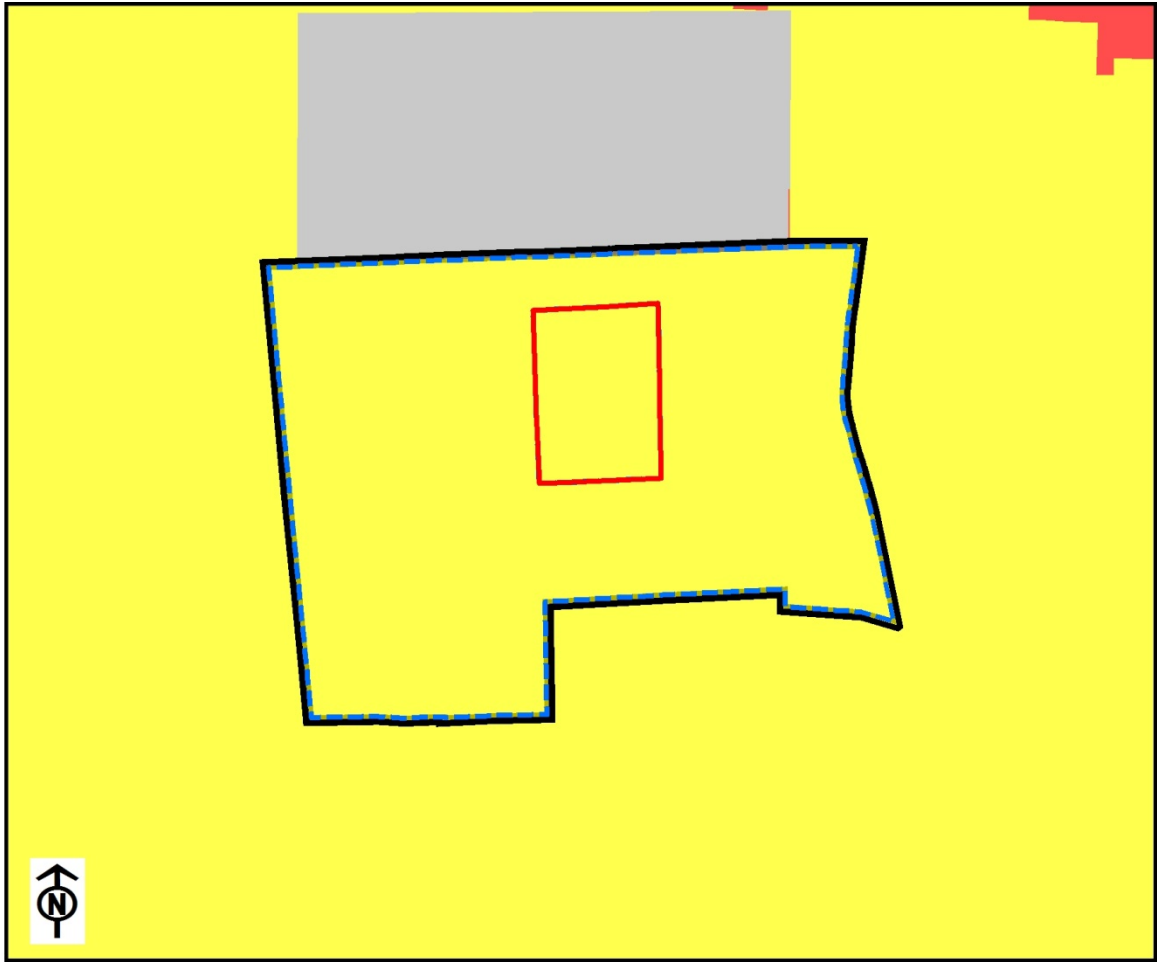
- PSR
- Study Area
- Analysis Area
- Slope Constraint
- Estimated RPO Wetlands Buffer
- Estimated RPO Wetlands
- Upper Tier Vegetation



## Fire Hazard Severity Zones





Fire Hazard Severity Zone

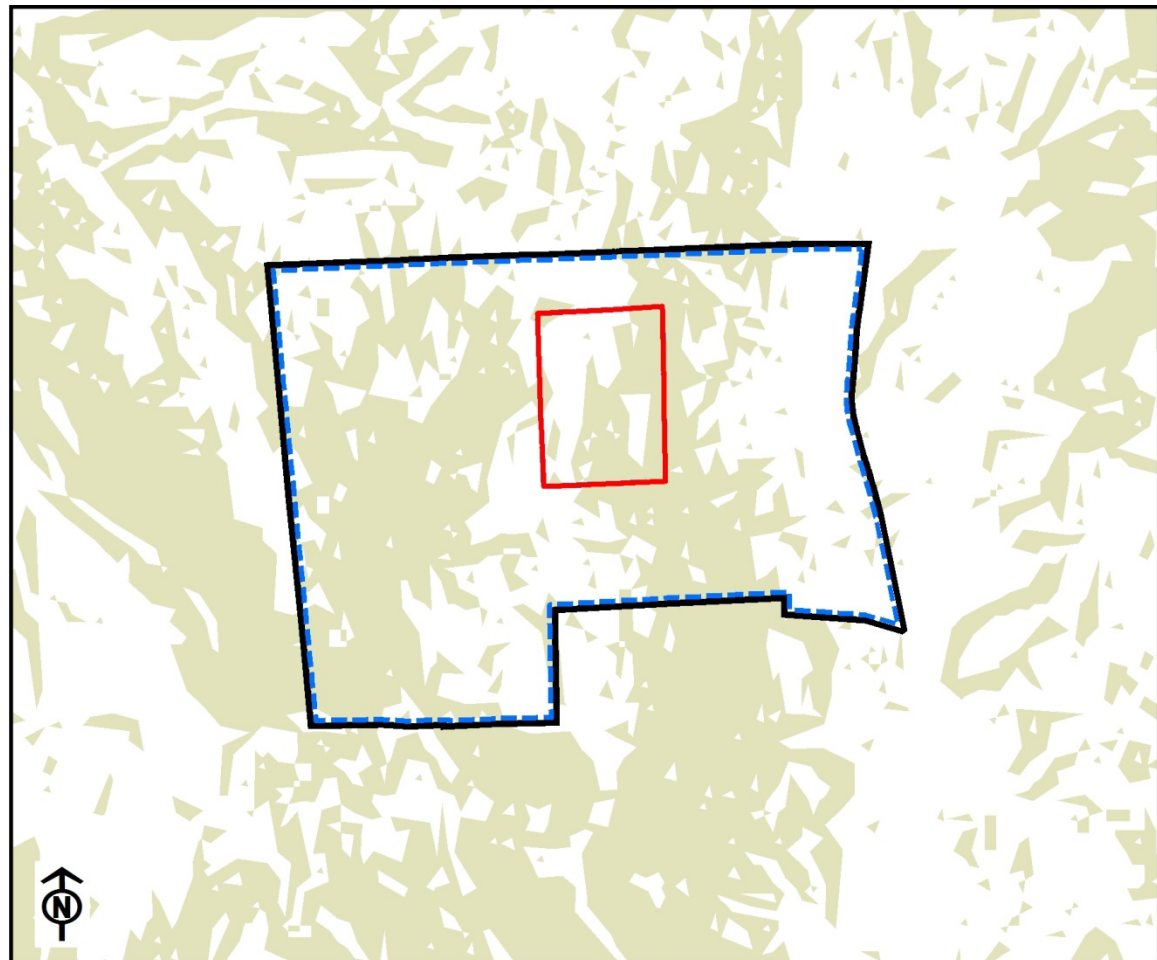
-  PSR
-  Study Area
-  Analysis Area
-  Very High
-  Moderate
-  Non-Wildland/  
Non-Urban



## Steep Slopes

Steep slope  
(greater than 25%)

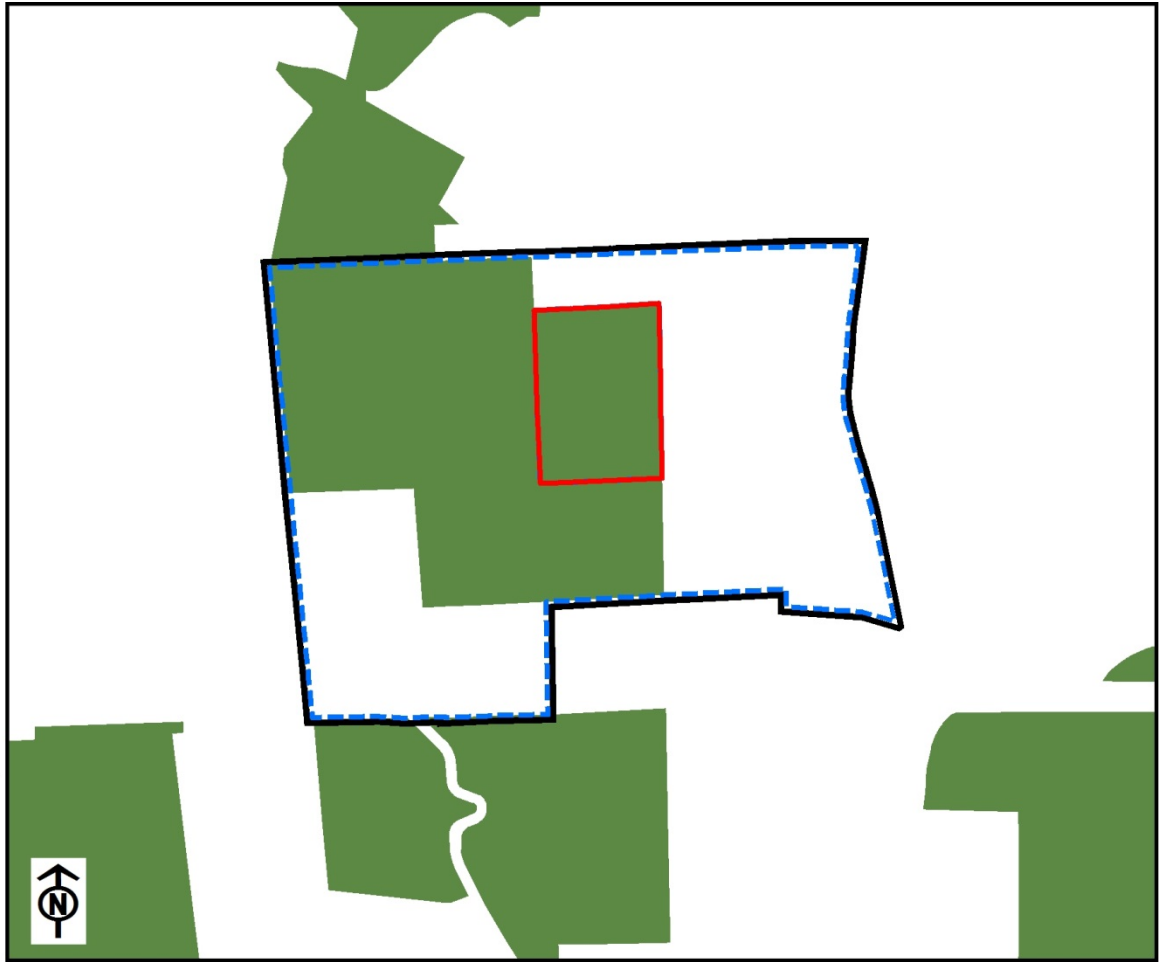
-  PSR
-  Study Area
-  Analysis Area
-  Slope GT 25%



## Williamson Act Contracts

— Agricultural Lands

- PSR
- Study Area
- Analysis Area
- Williamson Act Contract Lands



## Vegetation

— Sensitive Habitat

- PSR
- Study Area
- Analysis Area
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Forest
- Other Woodlands
- Urban,  
Disturbed Habitat,  
Agriculture,  
Eucalyptus,  
Woodland

