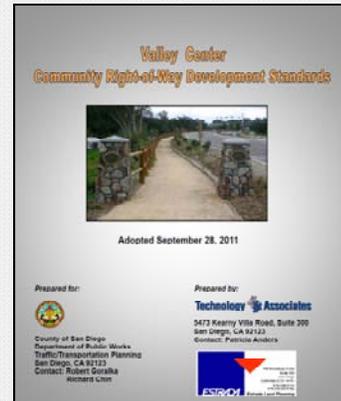




## County of San Diego

Community-Based Transportation Planning  
FY 09-10 Grant Cycle  
District 11  
Grant Award Amount: \$80,000



### Project Summary:

The grant developed Community Right-of-Way Development Standards (CRDS) for the Valley Center community. The proposed standards encourage preservation of the community's rural character through the provision of a cohesive community-based streetscape. The CRDS sets community wide standards for all items within the road right of way such as curbs, landscaping, lighting, parkways (e.g. bikeways, pathways, and walkways) and other design elements. The proposed standards will help implement rural smart growth objectives for proposed village areas and enhance pedestrian and multi-modal travel in the community.

### Community Outreach

- Notices inviting workshop participation were made widely available through the community, including mailing invitations.
- Two community charrettes were conducted to refine concepts to incorporate into the CRDS.
- Technical Advisory Group and a Community Planning Group meetings were held to ensure community and stakeholder participation throughout the project, including document review.
- Representatives from local tribes were invited to participate, review, and comment on the proposed standards.

### Project Outcome

- A guide for the design and development of all parkway improvements in Valley Center to ensure that streetscapes compliment the surrounding land uses and reflect the rural and agricultural heritage.
- Right of Way Development Standards do not apply to travel lanes, but to the areas within the right-of-way that are outside the travel lanes. CRDS cannot compromise safety, increase liability or alter or diminish the functional capacity of the road. (Board Policy J-36).

### Successes & Next Steps

- A list of financing mechanisms is provided in the Appendix, including non-tax generating options and additional taxes/assessments options.
- Implementation of the CRDS will include funds obtained through conditioning of future development, potential creation of a Parkway Improvement Program (i.e. lighting and/or landscaping district), matching funding from a Business Improvement District (BID), and potential funds from local Tribes mitigating impacts from expansion of Tribal facilities.
- The CRDS makes road improvements a condition of property development so that developers will incorporate the standards in their streetscapes. It is the goal for these standards to be accepted by the county as part of the process for the review of project plans.