

County of San Diego
Housing Element Inventory
Valley Center

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
V1-1	1722500400, 1720406700	4	Underutilized (Golf Course/Clubhouse)	VR20	20	63	2 split designated parcels - total of 4.5 ac in VR20; 4 acres used for density calculations; 63 condominium units proposed with Circle R SPA and TM5514
V2-1	1882311000	0.61	Vacant (Field Crops)	VR10.9	10.9	5	
V2-1	1882310400	7.51	Vacant (Field Crops)	VR10.9	10.9	81	Split designated parcel - 7.51 ac in VR10.9
V2-2	1882313000	15.53	Vacant	VR15	15	186	Same APN as entry below. Split designated parcel - 15.53 ac in VR15, 2.5 ac in VR10.9
V2-2	1882313000	2.5	Vacant	VR10.9	10.9	21	Same APN as entry above. Split designated parcel - 15.53 ac in VR15, 2.5 ac in VR10.9
V2-2	1882310900	4.07	Vacant	VR15	15	48	Split designated parcel - 4.07 ac in VR15
V2-3	1882311300	4.24	Vacant (Field Crops)	VR10.9	10.9	36	
V3-1	1862401200	31	Underutilized (Agriculture)	Village Core Mixed Use (VCMU)	10.9	270	Split designated parcel - 31 ac in VCMU; - Maximum VCMU density is 30 units per acre; this parcel counted only for 10.9 density to reflect expected yield.
V3-1	1862401100	5.3	Vacant (Agriculture)	Village Core Mixed Use	10.9	46	Split designated parcel - 5.3 ac in VCMU; - Maximum VCMU density is 30 units per acre ;this parcel counted only for 10.9 density to reflect expected yield.
V3-2	1862703000	1.41	Vacant (Field Crops)	Village Core Mixed Use	10.9	12	VCMU counted only for 10.9 density, due to development constraints; Maximum VCMU density is 30 units per acre; this parcel counted only for 10.9 density to reflect expected yield.
V3-2	1862700600	0.84	Vacant (Field Crops)	Village Core Mixed Use	10.9	7	VCMU counted only for 10.9 density, due to development constraints; Maximum VCMU density is 30 units per acre; this parcel counted only for 10.9 density to reflect expected yield.

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
V3-2	1862700100	5.2	<i>Underutilized (Single Family Residential)</i>	<i>Village Core Mixed Use</i>	10.9	45	<i>VCMU counted only for 10.9 density, due to development constraints; Maximum VCMU density is 30 units per acre; this parcel counted only for 10.9 density to reflect expected yield.</i>
V3-3	1862700800	3.8	<i>Vacant (Field Crops)</i>	<i>Village Core Mixed Use</i>	10.9	33	<i>Split designated parcel - 3.8 ac in VCMU; - Maximum VCMU density is 30 units per acre; this parcel counted only for 10.9 density, this parcel counted only for 10.9 density to reflect expected yield.</i>
V4-1	1862108700, 1862312100	32.2	<i>Vacant (Field Crops)</i>	<i>Specific Plan Area</i>	Variable	52	<i>Orchard Run Specific Plan area - obligated to build 26 low income units and 26 moderate income units</i>
Total						905	

Note: Village Core Mixed Use designation allows residential development as a primary use on the entire site.

Density is based on General Plan designation.

Potential units based on 80% yield of allowed density.

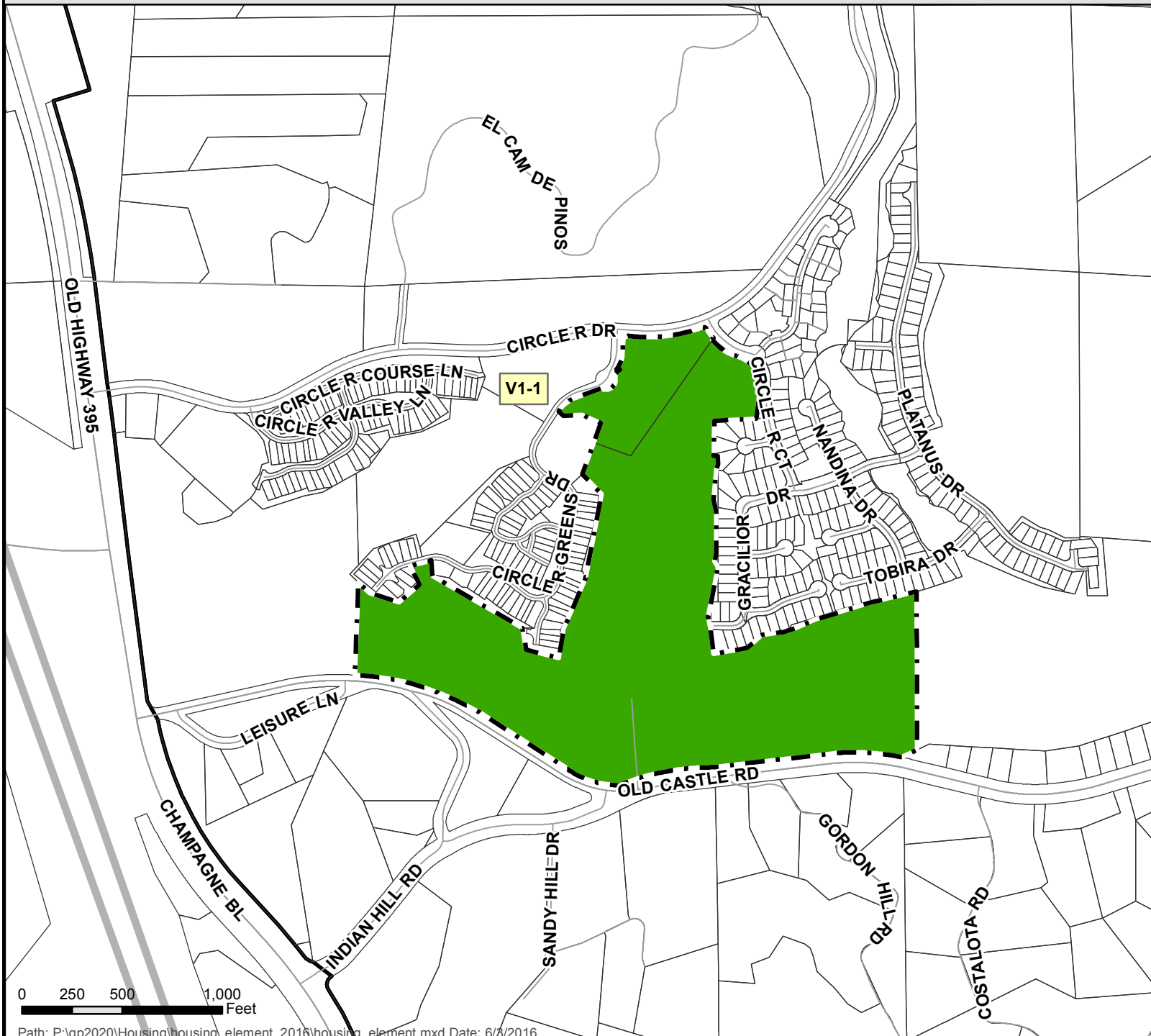
Entries in italics are new sites that were not in the 4th Cycle Inventory.

Valley Center Community Planning Area V1

Housing Element Sites Inventory

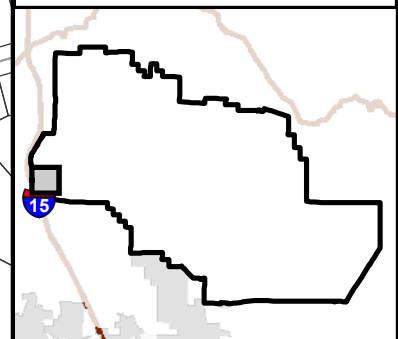
Legend

- 20 du/acre
- Underutilized Site



THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm

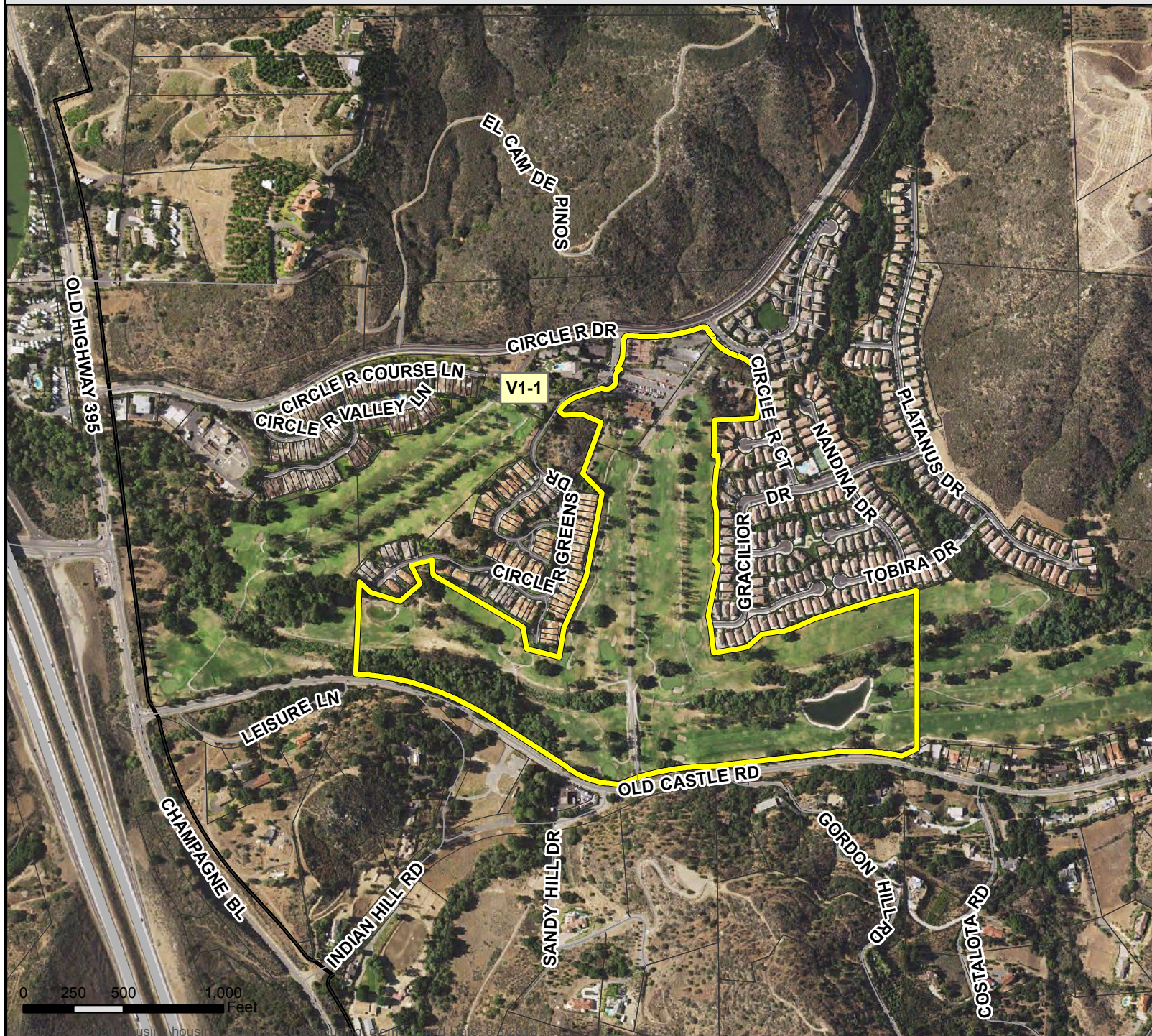


Valley Center Community Planning Area V1 - Aerial

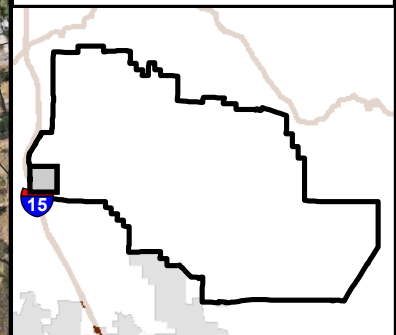
Housing Element Sites Inventory

Legend

 Potential Sites



THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
 Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



0 250 500 1,000
Feet

Valley Center Community Planning Area V1- Environmental Factors

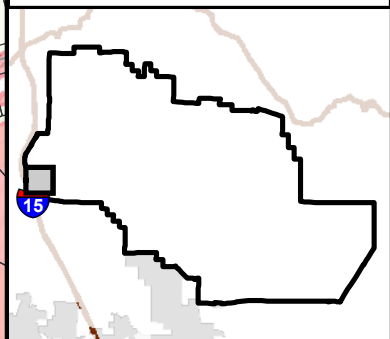
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Slope >25%
- FEMA Flood Hazard Zone**
 -  100 Year Flood Plain
 -  500 Year Flood Way
 -  Flood Way
 -  Wetlands (RPO)

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



0 250 500 1,000 Feet

Path: P:\gp2020\Housing\housing element 2016\housing element.mxd Date: 6/3/2016

Valley Center Community Planning Area V1 - Vegetation

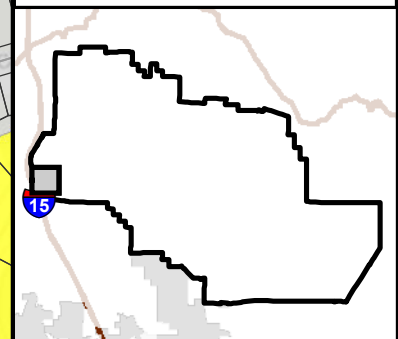
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Chaparral
-  Grassland
-  Riparian Scrub
-  Riparian Woodland
-  Riparian Forest
-  Other Woodlands
-  Water
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



0 250 500 1,000 Feet

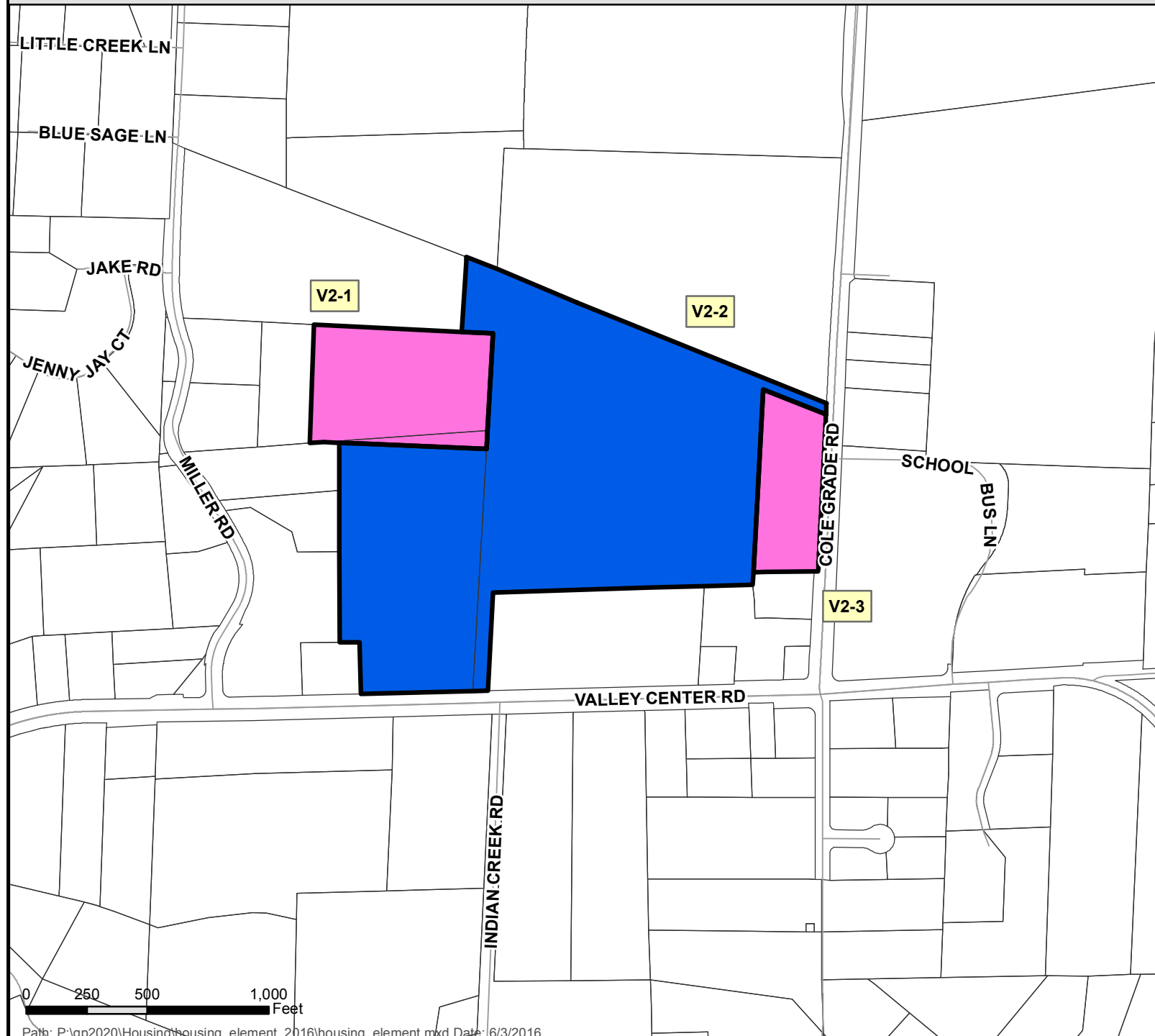
Path: P:\gp2020\Housing\housing_element_2016\housing_element.mxd Date: 6/3/2016

Valley Center Community Planning Area V2

Housing Element Sites Inventory

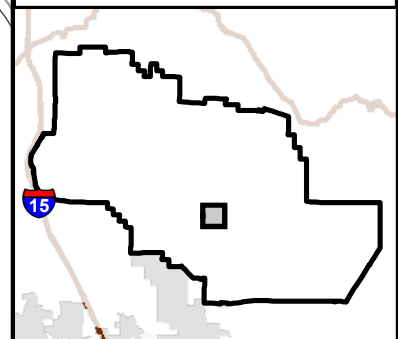
Legend

- 15 du/acre
- 10.9 du/acre
- Vacant Site

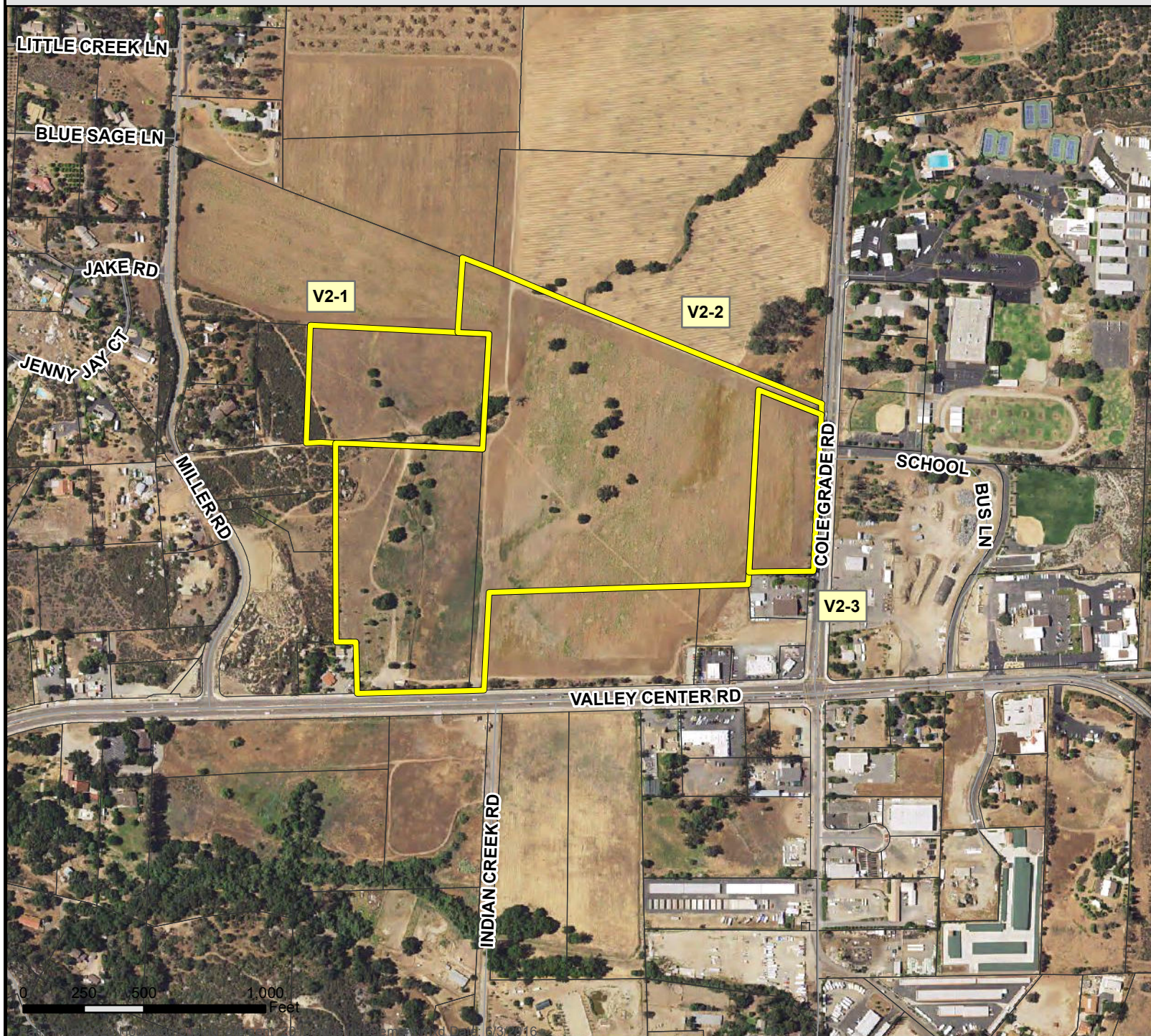


THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



Valley Center Community Planning Area V2 - Aerial



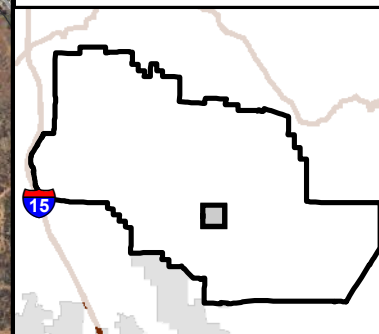
Housing Element Sites Inventory

Legend

 Potential Sites

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



Valley Center Community Planning Area V2- Environmental Factors

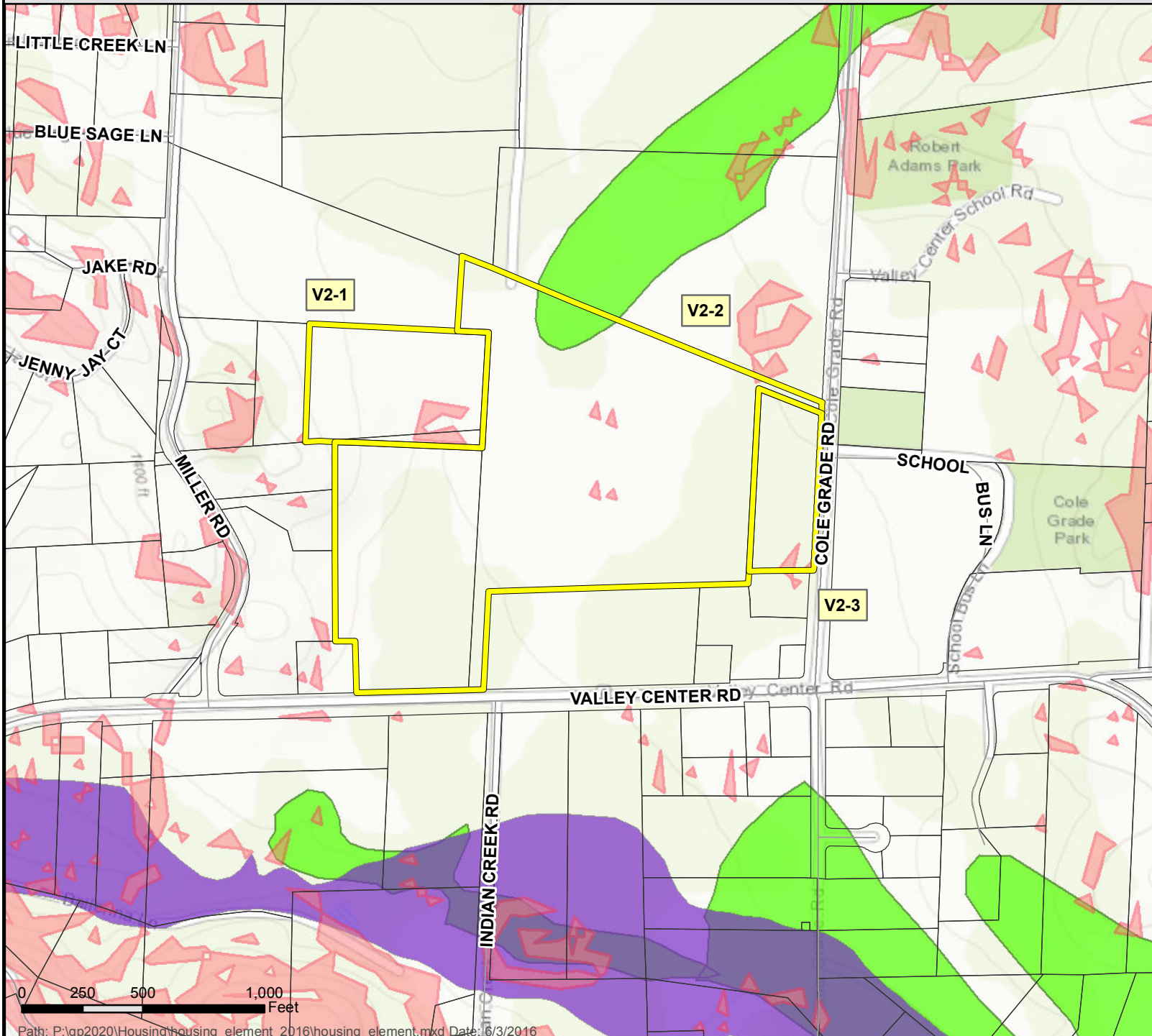
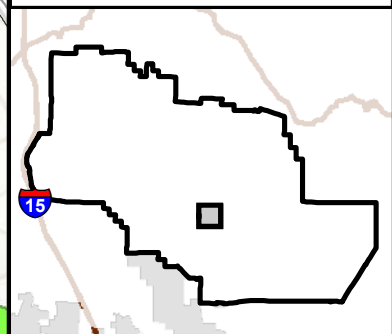
Housing Element Sites Inventory

Legend

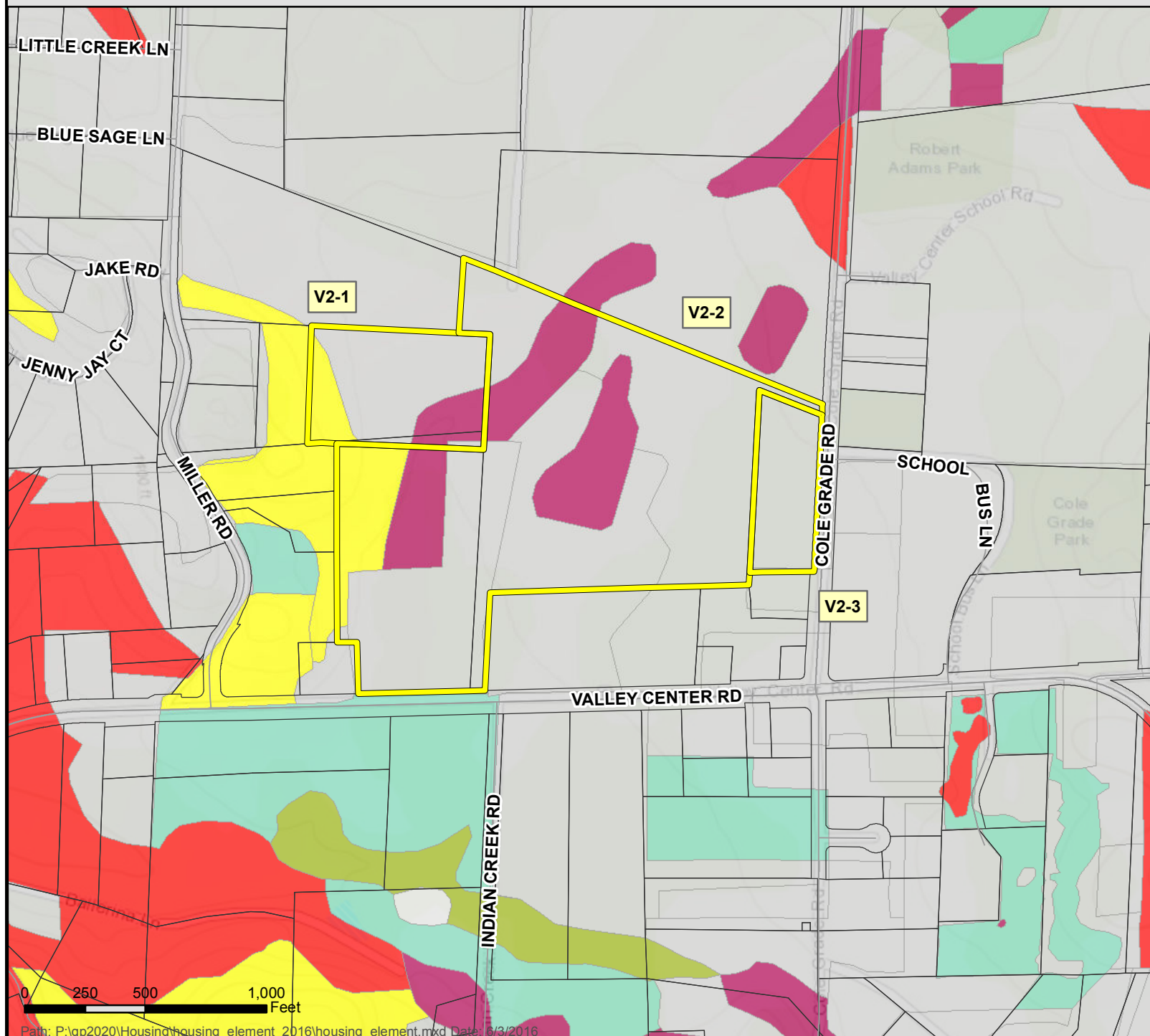
- Potential Sites
- Slope >25%
- FEMA Flood Hazard Zone**
 - 100 Year Flood Plain
 - Wetlands (RPO)

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



Valley Center Community Planning Area V2 - Vegetation



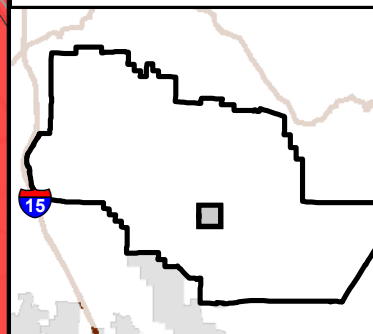
Housing Element Sites Inventory

Legend

- Potential Sites
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Other Woodlands
- Water
- Disturbed Habitat, Agriculture, Eucalyptus Woodland

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



0 250 500 1,000 Feet

Path: P:\gp2020\Housing\housing element 2016\housing element.mxd Date: 6/3/2016



Valley Center Community Planning Area V3

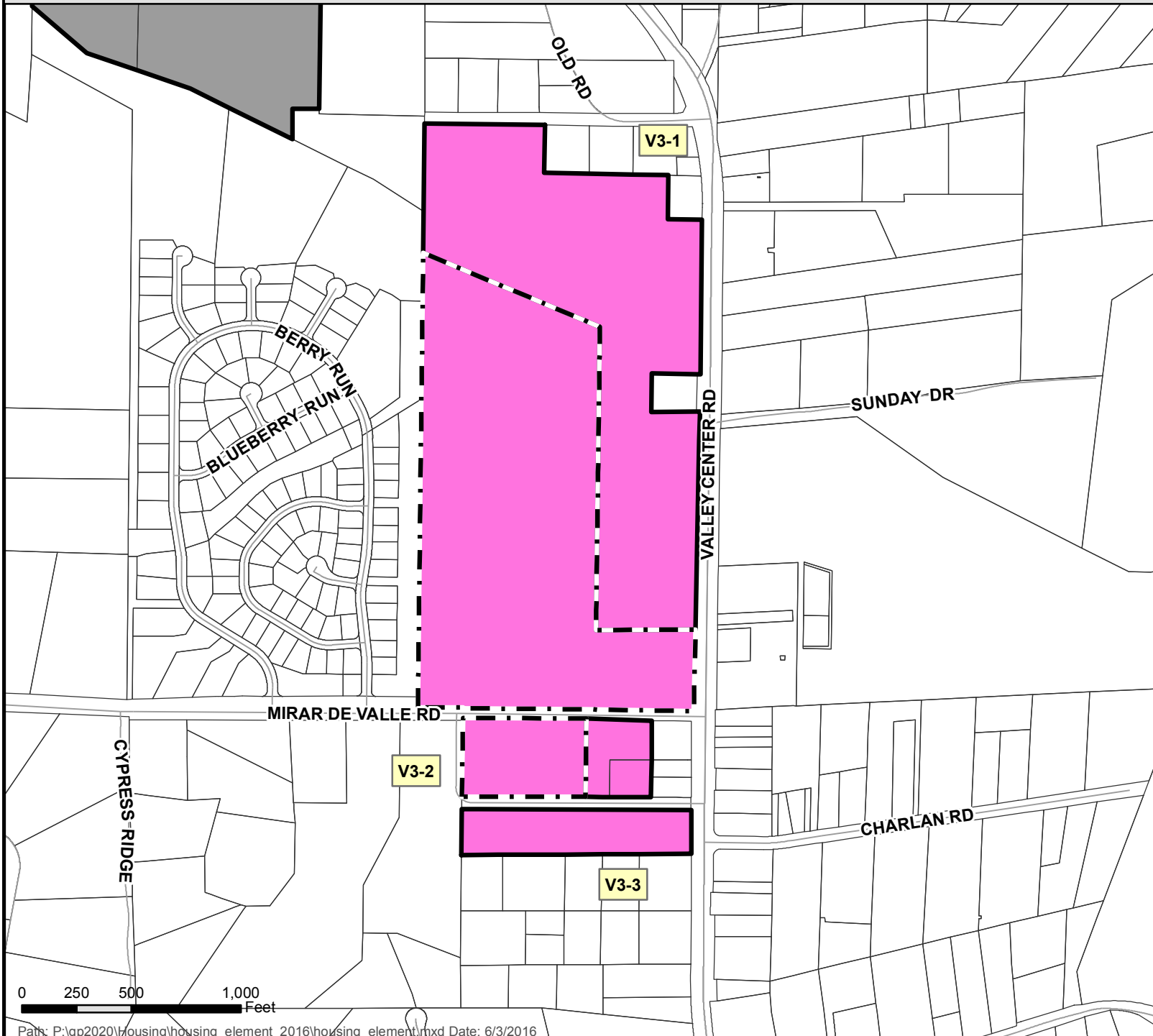
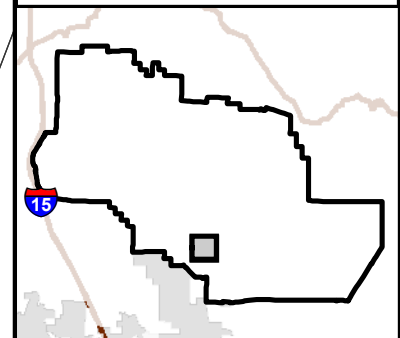
Housing Element Sites Inventory

Legend

- 10.9 du/acre
- Specific Plan Area
- Vacant Site
- Underutilized Site

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



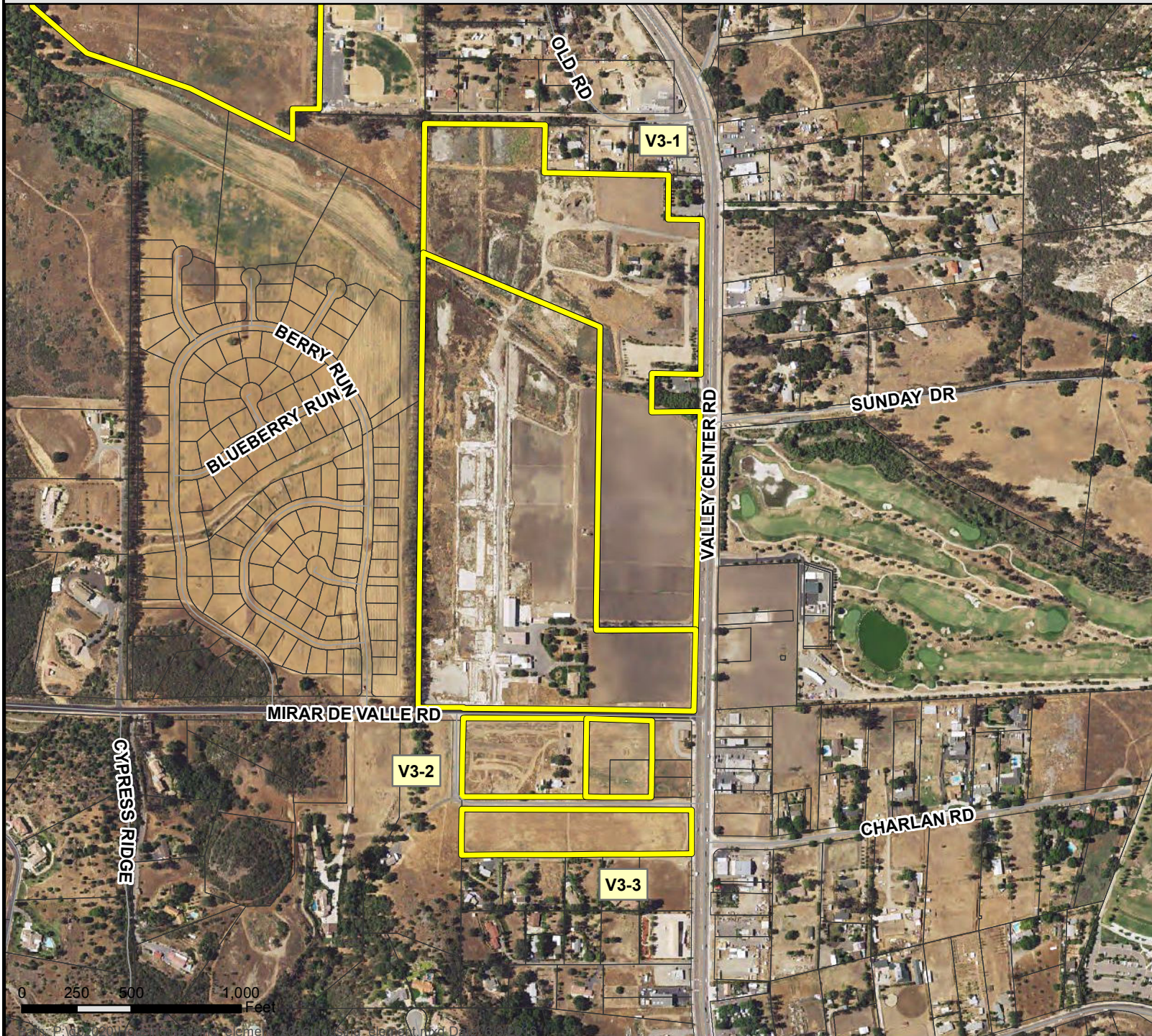
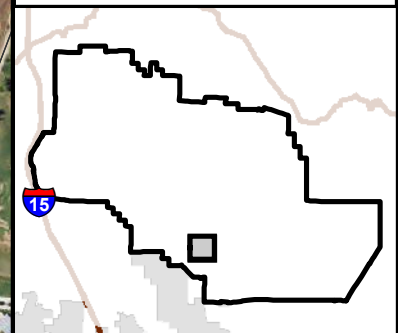
Valley Center Community Planning Area V3 - Aerial

Housing Element Sites Inventory

Legend

 Potential Sites

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



Valley Center Community Planning Area V3- Environmental Factors

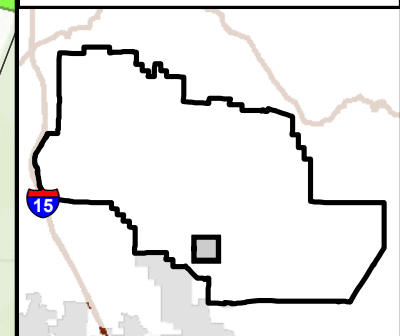
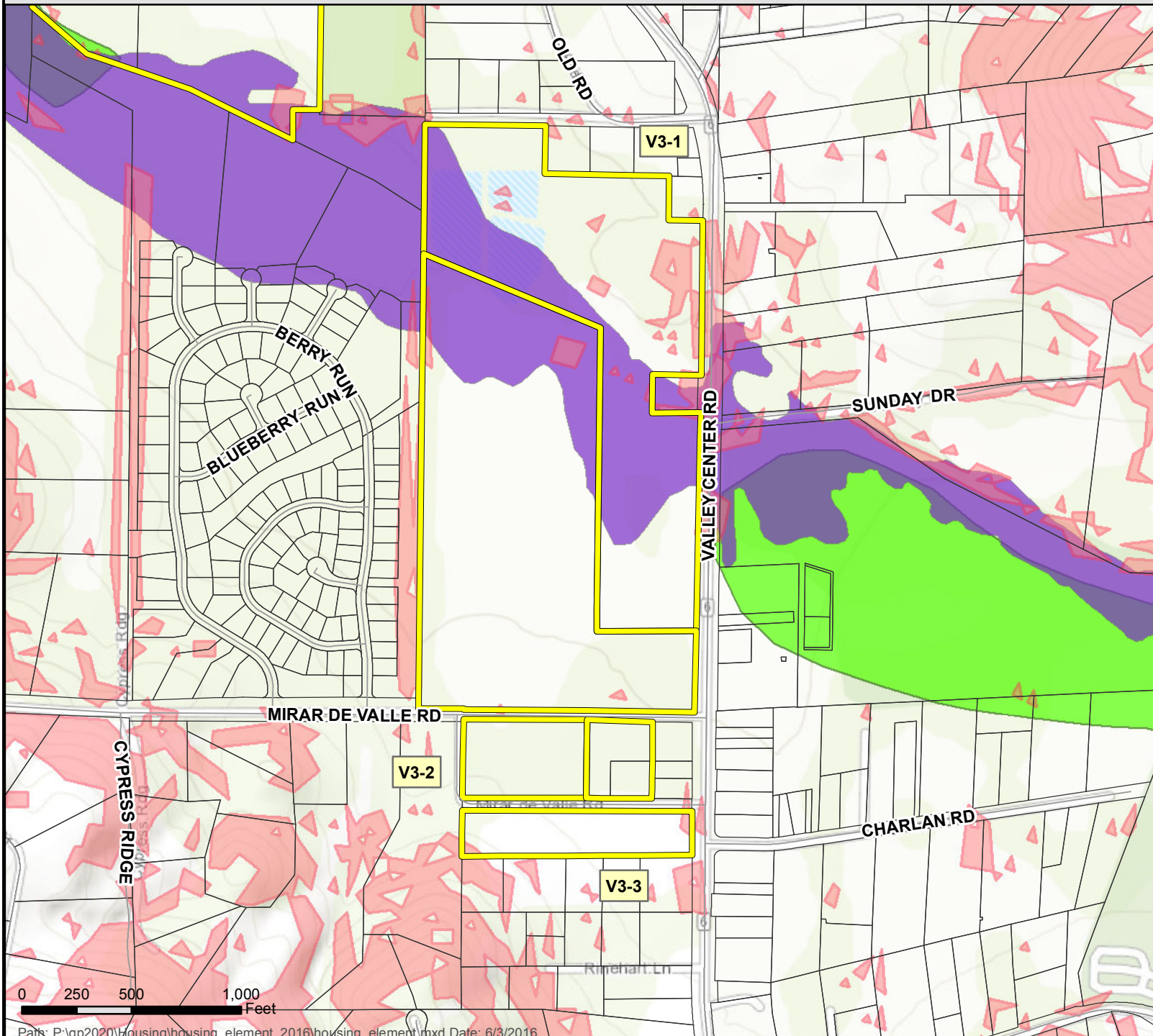
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Slope >25%
- FEMA Flood Hazard Zone**
 -  100 Year Flood Plain
 -  Wetlands (RPO)

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



Valley Center Community Planning Area V3 - Vegetation

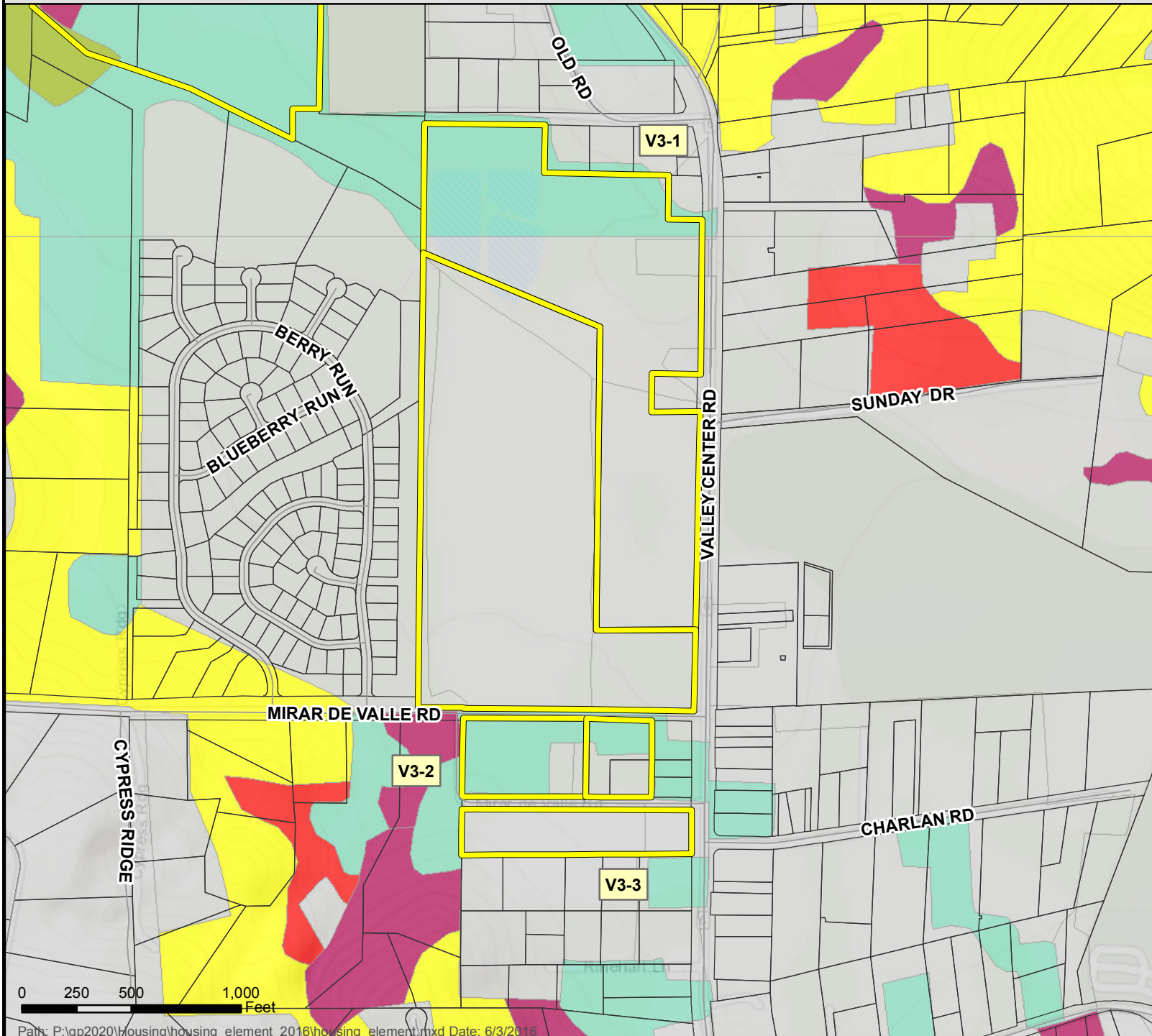
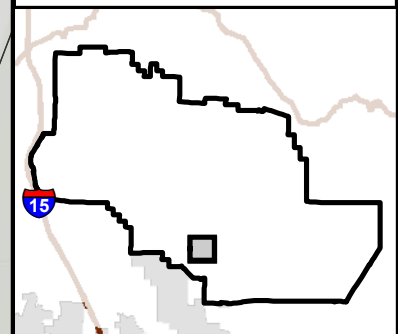
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Chaparral
-  Grassland
-  Riparian Scrub
-  Other Woodlands
-  Disturbed Habitat,
Agriculture,
Eucalyptus Woodland

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



0 250 500 1,000
Feet

Path: P:\gp2020\Housing\housing element 2016\housing element.mxd Date: 6/3/2016

Valley Center Community Planning Area V4

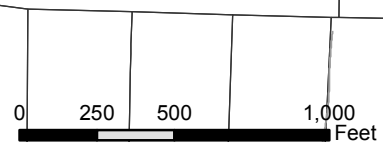
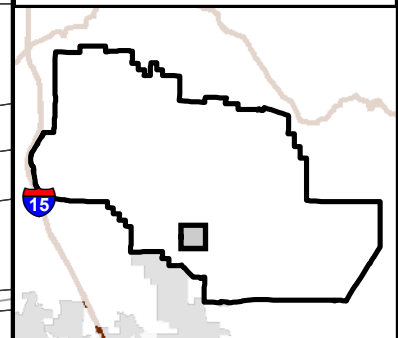
Housing Element Sites Inventory

Legend

- 10.9 du/acre
- Specific Plan Area
- Vacant Site
- Underutilized Site

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



Path: P:\gp2020\Housing\housing element 2016\housing element.mxd Date: 6/3/2016

BLUEBERRY HILL LN

BETSWORTH RD

LILAC RD

V4-1

VALLEY CENTER RD
OLD RD

V3-1

BERRY RUN

BLUEBERRY RUN

Valley Center Community Planning Area V4 - Aerial

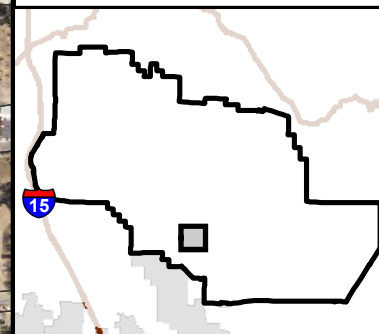
Housing Element Sites Inventory

Legend

 Potential Sites

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND,
EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO,
THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS
FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



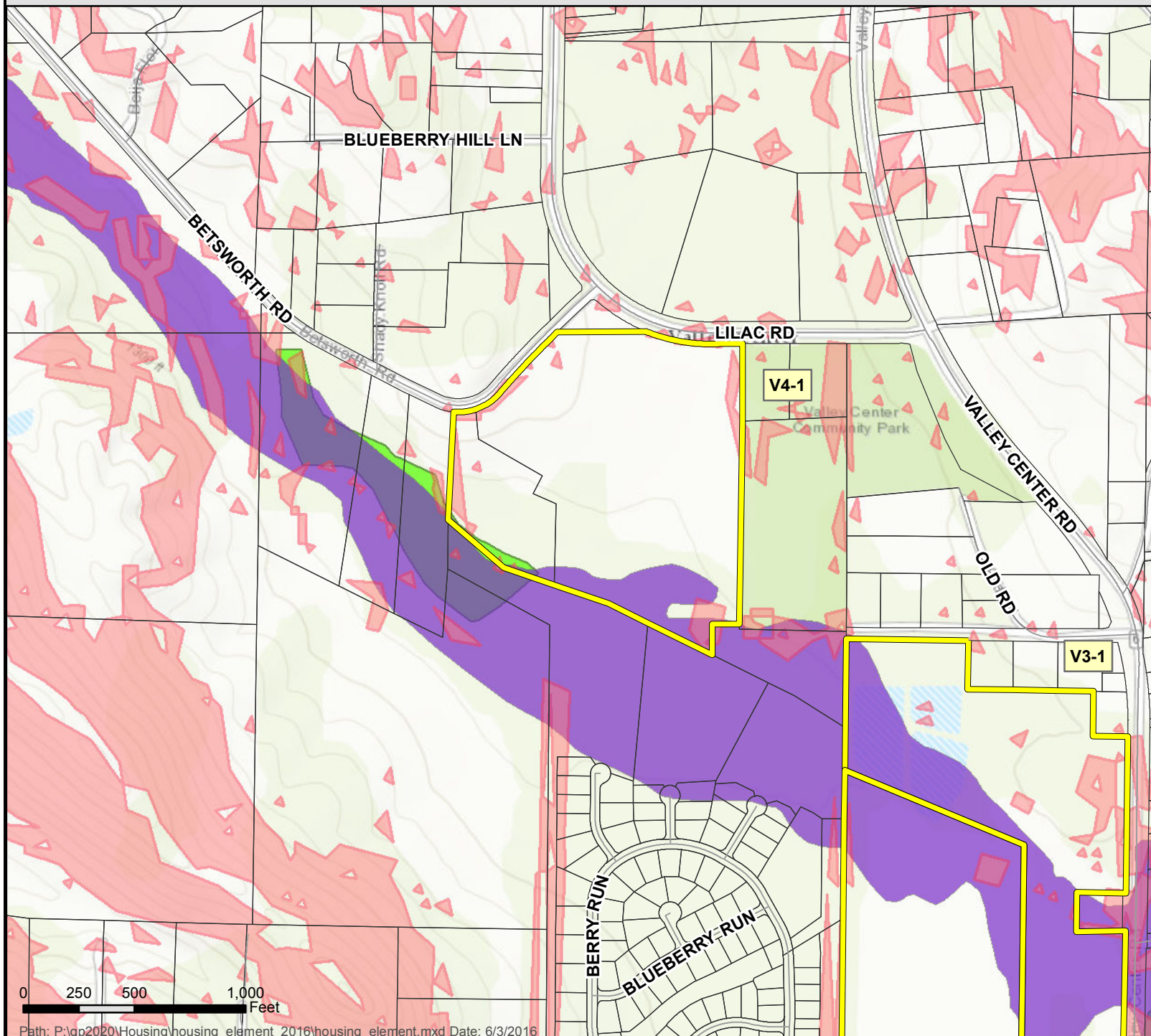
2020\Housing\Golfing element: 2016\housing_element.png Date: 6/3/2016

Valley Center Community Planning Area V4- Environmental Factors

Housing Element Sites Inventory

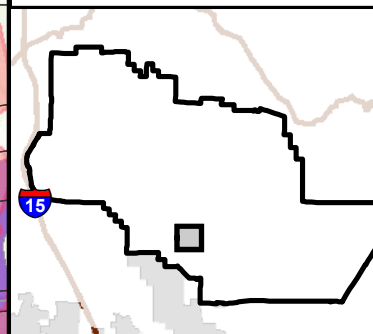
Legend

-  Potential Sites
-  Slope >25%
- FEMA Flood Hazard Zone**
 -  100 Year Flood Plain
 -  Wetlands (RPO)



THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



0 250 500 1,000
Feet

Path: P:\gp2020\Housing\housing element 2016\housing element.mxd Date: 6/3/2016



Valley Center Community Planning Area V4 - Vegetation

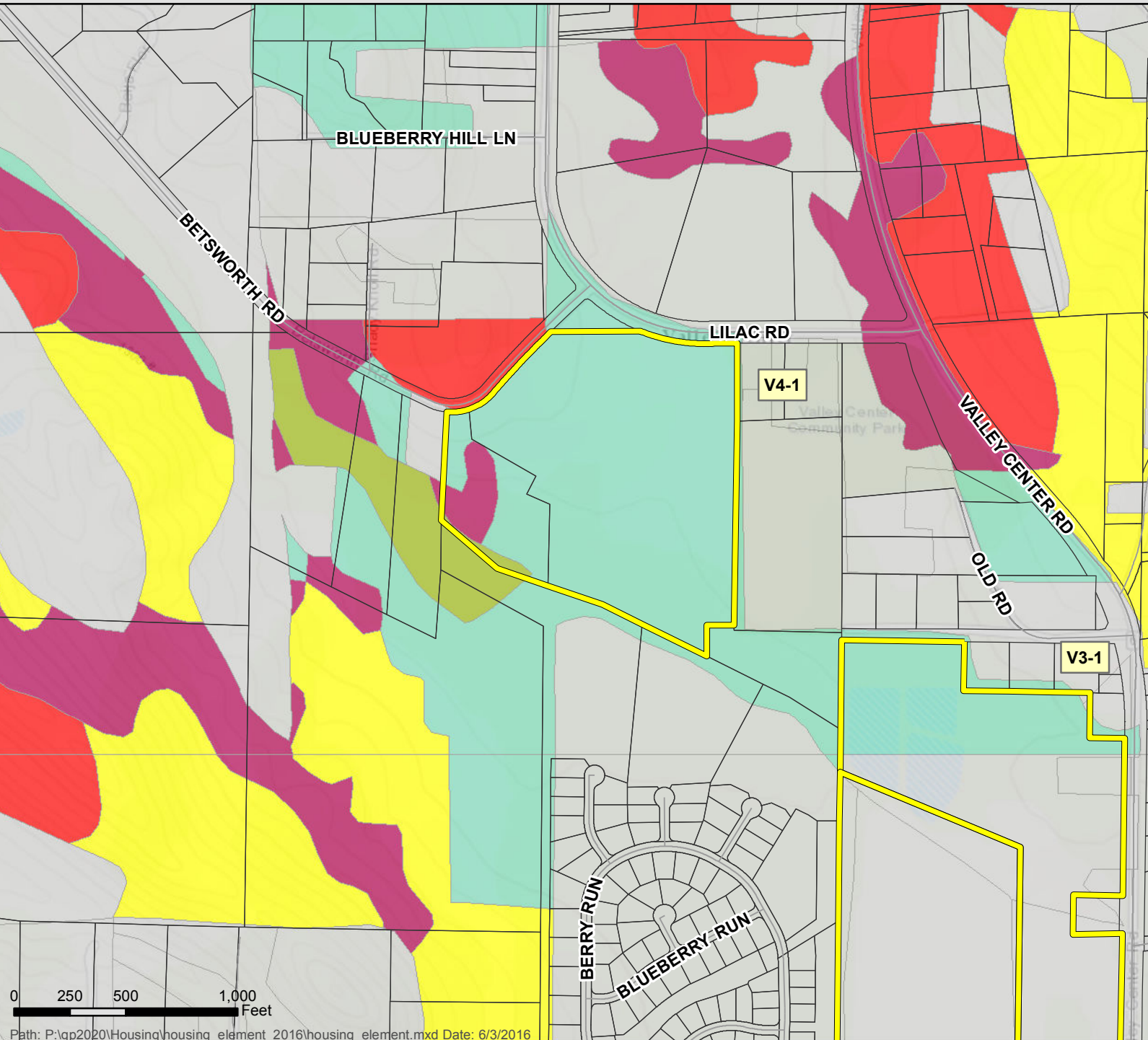
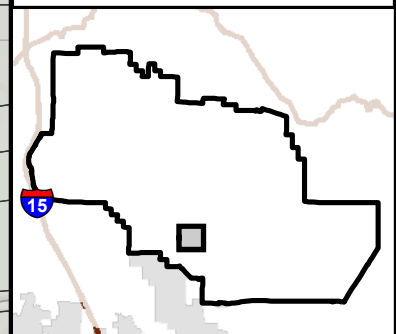
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Chaparral
-  Grassland
-  Riparian Scrub
-  Other Woodlands
-  Disturbed Habitat,
Agriculture,
Eucalyptus Woodland

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by Rand McNally & Company® to SanGIS. This map is copyrighted by Rand McNally & Company®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of Rand McNally & Company®. Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm



0 250 500 1,000 Feet