

Appendix H1B Residential Sites Inventory—Existing Zoning

- Residential Site Inventory Regional Location/Site Key Map
- Table H1-3 Residential Site Inventory
- Residential Sites Inventory Location Maps

Residential Sites Inventory—Existing General Plan and Zoning

Because of the schedule of the General Plan update (anticipated adoption in 2009), certain residential sites that would permit multi-family higher density development may not be available for development under the existing General Plan and zoning at the higher densities proposed in the General Plan update. Accordingly, the sites inventory in this Appendix (H1B) demonstrates the County's continued ability to accommodate multi-family development until the General Plan is adopted. Table H1-2 below summarizes the residential development capacity on these sites which are detailed in the following matrix and supporting maps. These sites will be rezoned to residential with adoption of the General Plan Update.

The Residential Sites inventory for the Existing General plan also includes sites that are zoned for general commercial, residential and office uses, which allow residential uses by right or as an accessory use. These sites do not account for over 50% of the Existing General Plan's inventory for Low and Very Low Income Households. The majority of the sites included are given the C31 Residential – Office Professional or C34 General Commercial-Residential Use Regulations in the County of San Diego's Zoning Ordinance, which allows residential development up to the density in the zone. The remainder of the sites are designated C36 General Commercial in the zoning ordinance, which allow residential as an accessory use at 40 dwelling units per acre. This was calculated using half the site, at 80% yield and only contained with on properties greater than one acre.

Table H1-2 Residential Potential under Existing Zoning Units

Income Category	Units/Acre	Land Use	Unincorporated Community									Total Units
			Alpine	Bonsall	Borrego Springs	Fallbrook	Lakeside/Pepper Dr-Bostonia	North County Metro	Ramona	San Dieguito	Spring Valley	
Very Low Income	30 +	Residential: Vacant					132	37	163	69		401
		Nonresidential: Underutilized				186					154	340
		Mixed Use									6	6
		<i>Subtotal</i>				186	132	37	163	69	160	747
	24 +	Residential: Vacant	36			16	37	205	91		47	432
		Nonresidential: Underutilized							213			213
		Mixed Use				59						59
		<i>Subtotal</i>	36			75	37	205	304		47	704
Low Income	20	Residential: Vacant			396							396
		Specific Plan Area				336						336
		<i>Subtotal</i>			396	336						732
Moderate Income	15	Residential: Vacant	51	19		6	18		41		35	170
		Nonresidential: Vacant					8					8
		Residential: Underutilized							6			6
		<i>Subtotal</i>	51	19		6	26		47		35	184
Totals by Community			87	19	396	603	195	242	514	69	242	2,367

SOURCE: County of San Diego Department of Planning and Land Use, July 2009.

Residential capacity is estimated at 80 percent of the maximum densities permitted. The County will establish a policy in the general plan update to encourage development of multi-family land at 80 percent or more of the maximum densities permitted.

Regional Location and Site Inventory Key Map

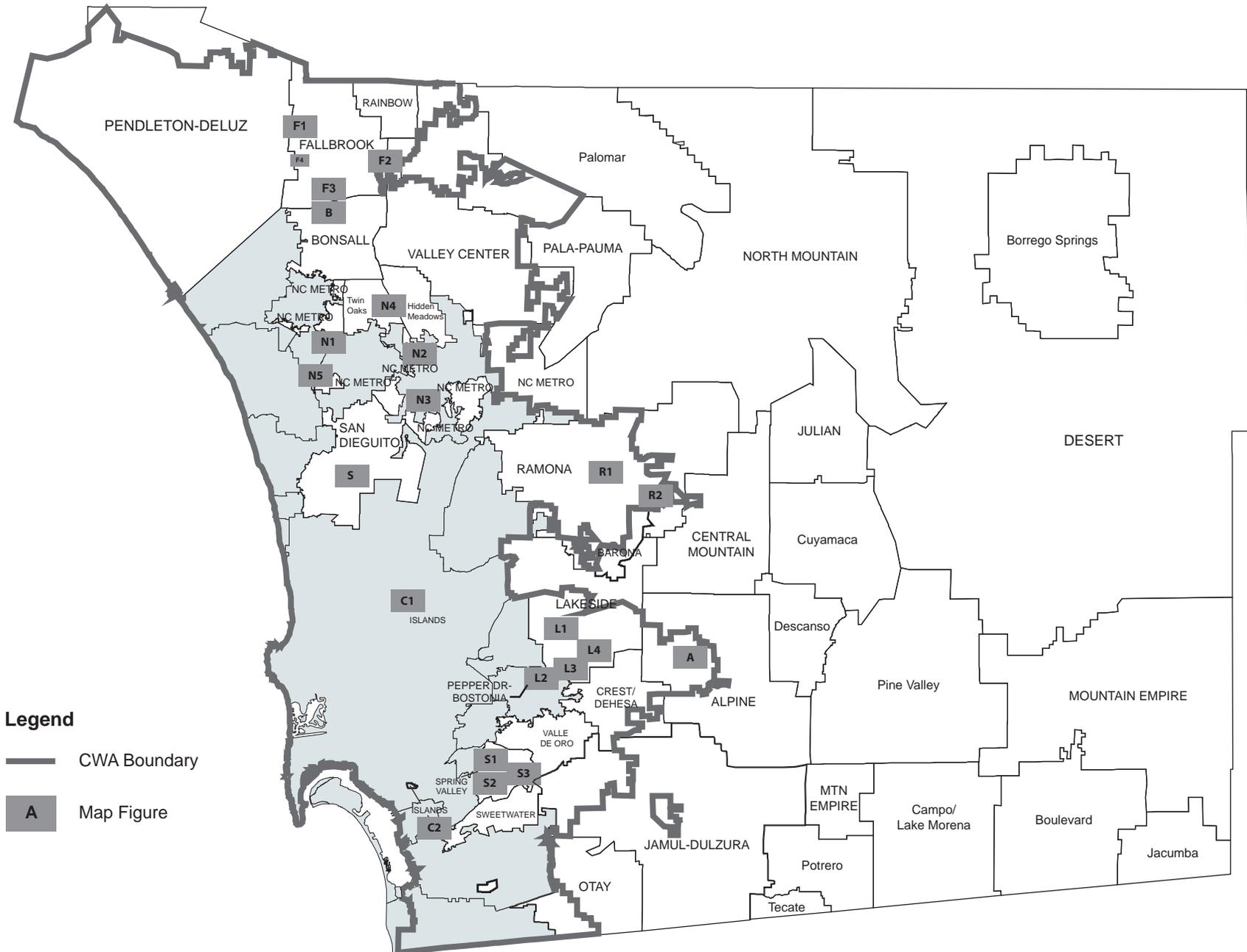


Table H1-3 Residential Sites Inventory—Existing General Plan (Zoning)

<i>Map Reference</i>	<i>Assessors Parcel Number</i>	<i>Acres</i>	<i>Existing Land Use</i>	<i>General Plan Designation (Zone)^a</i>	<i>Density (Acres)^b</i>	<i>Potential Units^c</i>	<i>Notes</i>
Alpine							
A-4	4031504100	3.27	Vacant	(10) Residential, 24 du/ac	24 (1.9 acres) / 14.5	36/16	
A-5	4034100400	0.53	Vacant	(8) Residential, 14.5 du/ac	14.5	6	
A-5	4034100600	2.46	Vacant	(8) Residential, 14.5 du/ac	14.5	29	Wetland no longer an issue, site is vacant.
Bonsall							
B-1	1270102200	1.61	Vacant	(8) Residential, 14.5 du/ac	14.5	19	
Borrego Springs							
BO-1	1980203600	24.8	Vacant	(9) Residential 24 du/acre (RV20)	20	396	The majority of the community of Borrego Springs is in an alluvial fan floodplain, methods exist to develop in this type of constraint.
Fallbrook							
F1-3	1040510300	0.51	Vacant	(28) Fallbrook Village Mixed Use	24	9	
F1-5	1041622400	0.50	Vacant	(9) Residential, 43 du/ac	29	11	
F1-6	1041324300	0.29	Vacant	(13) General Commercial (RV15)	14.5	3	
F1-6	1041324400	0.29	Vacant	(13) General Commercial (RV15)	14.5	3	
F1-8	1032331300	0.53	Vacant	(28) Fallbrook Village Mixed Use	24	10	

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F1-8	1058100400	0.82	Vacant	(28) Fallbrook Village Mixed Use	24	15	
F1-8	1058100600	1.35	Vacant	(28) Fallbrook Village Mixed Use	24	25	
F1-9	1058101800	0.25	Vacant	(9) Residential, 43 du/ac	29	5	Surrounding Parcels are filled with small apartment complexes.
F2-1	Specific Plan	81.5	Vacant	(21) Specific Plan Area	4.12	336	
F3-1	1232304900	6.8	Other Retail and Strip	(13) General Commercial (C36)	40	108	
F3-2	1241404400	2	Other Retail and Strip	(13) General Commercial (C36)	40	32	
F4-1	1043514700	2.91	Vacant	(13) General Commercial (C36)	40	46	
Lakeside							
L1-3	3945601000	0.42	Vacant	(9) Residential, 43 du/ac	29	9	Adjacent parcels approximately same size and yield.
L1-4	3943403900	0.67	Vacant	(11) Office Professional (C31)	15	8	
L1-5	3822200100	4.15	Vacant	(13) General Commercial (C34)	40	132	
L1-6	3282906300	.94	Single Family Residence	(11) Office Professional (C31)	29	21	
L2-2	4831401400	0.33	Vacant	(8) Residential, 14.5 du/ac	14.5	3	
L2-3	4840112300	0.25	Vacant	(8) Residential, 14.5 du/ac	14.5	3	

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<i>Map Reference</i>	<i>Assessors Parcel Number</i>	<i>Acres</i>	<i>Existing Land Use</i>	<i>General Plan Designation (Zone)^a</i>	<i>Density (Acres)^b</i>	<i>Potential Units^c</i>	<i>Notes</i>
L2-4	3882502400	0.31	Vacant	(9) Residential, 43 du/ac	29	7	
L2-8	4841832700	0.57	Vacant	(8) Residential, 14.5 du/ac	14.5	6	
L2-9	4842021300	0.30	Vacant	(8) Residential, 14.5 du/ac	14.5	3	
L3-1	3885523500	0.27	Vacant	(8) Residential, 14.5 du/ac	14.5	3	
North County Metropolitan							
N4-1	1866111600	1.6	Vacant	(13) General Commercial (C36)	40	25	
N4-1	1875405100	.74	Vacant	(13) General Commercial (C36)	40	11	
N5-1	2215002800	.89	Vacant	(11) Office Professional (C31)	29	20	
N5-1	2215004100	1.05	Vacant	(11) Office Professional (C31)	29	22	
N5-1	2215703400	4.76	Vacant	(14) Service Commercial (C34)	29	110	
N5-1	2215703500	2.29	Vacant	(14) Service Commercial (C34)	29	53	
Ramona							
R-2	2821301300	1.41	Vacant	(13) General Commercial (C34)	24	27	
R-2	2821301700	0.77	Vacant	(13) General Commercial (C34)	24	14	

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<i>Map Reference</i>	<i>Assessors Parcel Number</i>	<i>Acres</i>	<i>Existing Land Use</i>	<i>General Plan Designation (Zone)^a</i>	<i>Density (Acres)^b</i>	<i>Potential Units^c</i>	<i>Notes</i>
R-2	2821301800	0.71	Vacant	(13) General Commercial (C34)	24	13	
R-2	2821305500	0.20	Vacant	(13) General Commercial (C34)	24	3	
R-2	2821305600	0.21	Vacant	(13) General Commercial (C34)	24	4	
R-2	2821305800	0.23	Vacant	(13) General Commercial (C34)	24	4	
R-2	2821305900	0.25	Vacant	(13) General Commercial (C34)	24	4	
R-2	2821306000	0.21	Vacant	(13) General Commercial (C34)	24	4	
R-2	2821306100	0.22	Vacant	(13) General Commercial (C34)	24	4	
R-2	2821306200	0.22	Vacant	(13) General Commercial (C34)	24	4	
R-3	2821302200	0.95	Vacant	(8) Residential, 14.5 du/ac	14.5	11	
R-3	2821302300	0.42	Vacant	(8) Residential, 14.5 du/ac	14.5	4	
R-3	2821302400	0.5	Small Structure	(8) Residential, 14.5 du/ac	14.5	6	
R-3	2821302500	0.71	Vacant	(8) Residential, 14.5 du/ac	14.5	8	
R-4	2821503900	0.42	Vacant	(11) Office Professional (C31)	24	8	

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R-4	2821503800	0.36	Vacant	(11) Office Professional (C31)	24	6	
R-6	2822616000	3.40	Vacant	(10) Residential, 24 du/ac	24	65	
R-6	2822616200	1.40	Vacant	(10) Residential, 24 du/ac	24	26	
R-7	2822621500	0.45	Vacant	(13) General Commercial (C34)	24	8	
R-7	2822627400	1.17	Vacant	(13) General Commercial (C34)	24	22	
R-8	2822633100	0.46	Vacant	(8) Residential, 14.5 du/ac	14.5	5	
R-9	2822633000	1.09	Vacant	(8) Residential, 14.5 du/ac	14.5	13	Similar developments existing and approved in the flood plain. Constraint will not reduce yield.
R-10	2811002900	1.45	Vacant	(11) Office Professional (C31)	24	27	
R-10	2811003400	1.60	Vacant	(11) Office Professional (C31)	24	30	
R-12	2813420600	0.26	Vacant	(11) Office Professional (C31)	24	4	
R-12	2813420500	0.27	Single Family Residence	(11) Office Professional (C31)	24	5	Adjacent to Vacant APN 2813450600
R-12	2813420700	.56	Single Family	(11) Office Professional (C31)	24	10	
R-12	2811300700	.92	Vacant	(11) Office Professional (C31)	24	17	

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<i>Map Reference</i>	<i>Assessors Parcel Number</i>	<i>Acres</i>	<i>Existing Land Use</i>	<i>General Plan Designation (Zone)^a</i>	<i>Density (Acres)^b</i>	<i>Potential Units^c</i>	<i>Notes</i>
R-13	2883100500	10.2	Vacant	(13) General Commercial (C36)	40	163	Vacant portion of Parcel
San Dieguito							
SD-1	3021203200	4.33	Vacant	(17) Estate Residential (C36)	40	69	
Spring Valley							
S1-1	5040110400	0.46	Vacant	(9) Residential, 43 du/ac	29	10	
S1-1	5040110500	0.51	Vacant	(9) Residential, 43 du/ac	29	11	
S1-2	5032806700	0.35	Vacant	(8) Residential, 14.5 du/ac	14.5	4	
S1-2	5032808100	0.32	Vacant	(8) Residential, 14.5 du/ac	14.5	3	
S1-2	5033921000	1.05	Vacant	(8) Residential, 14.5 du/ac	14.5	12	
S1-2	5034001000	0.84	Vacant	(8) Residential, 14.5 du/ac	14.5	10	
S2-2	5781437300	0.18	Vacant	(8) Residential, 14.5 du/ac	14.5	2	
S2-2	5781437400	0.17	Vacant	(8) Residential, 14.5 du/ac	14.5	2	
S2-2	5781437500	0.17	Vacant	(8) Residential, 14.5 du/ac	14.5	2	

Table H1-3 Residential Sites Inventory—Existing General Plan (Zoning)

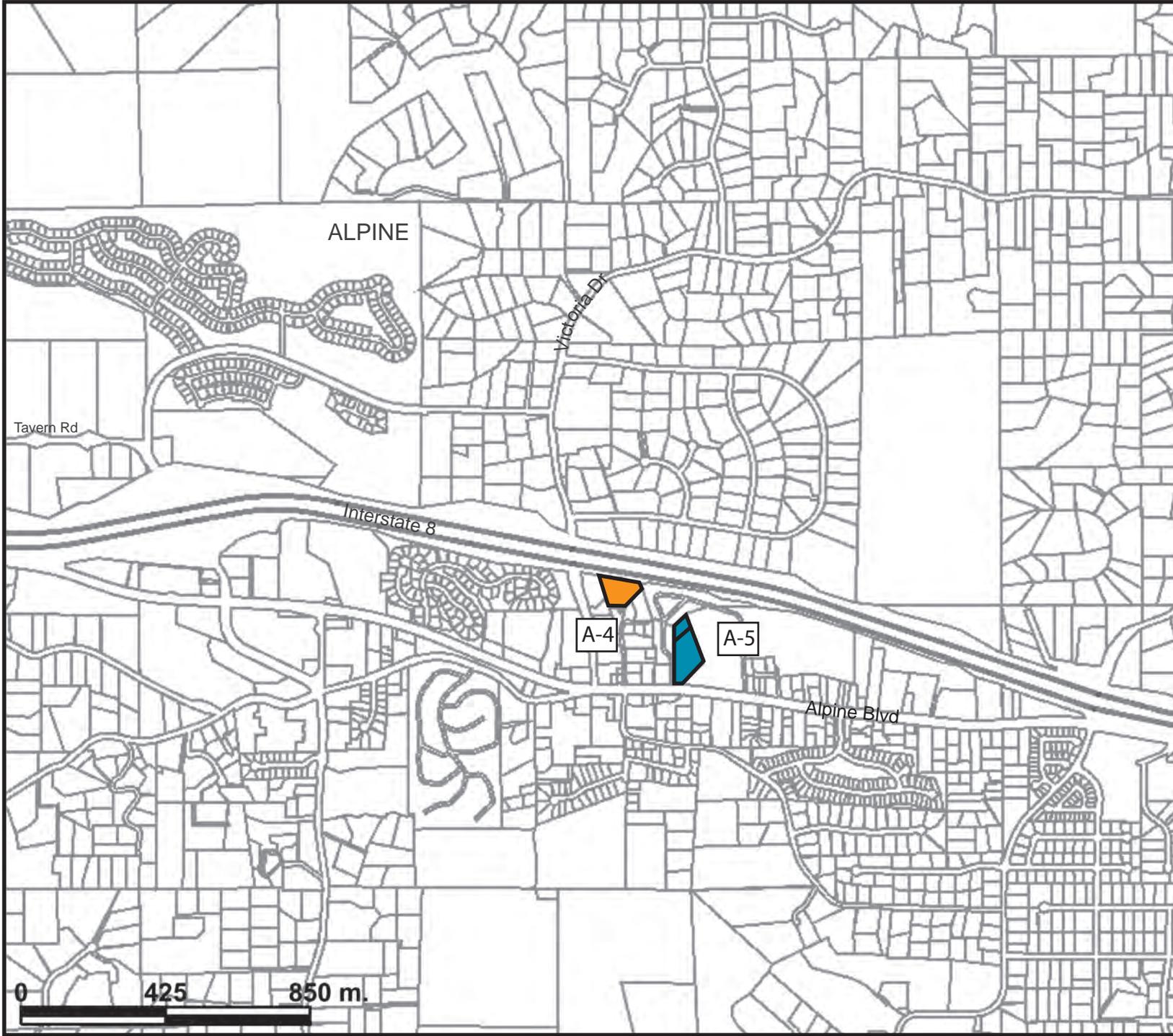
<i>Map Reference</i>	<i>Assessors Parcel Number</i>	<i>Acres</i>	<i>Existing Land Use</i>	<i>General Plan Designation (Zone)^a</i>	<i>Density (Acres)^b</i>	<i>Potential Units^c</i>	<i>Notes</i>
S2-3	5840611600	0.30	Vacant	(9) Residential, 43 du/ac	27	6	
S2-4	5781604200	0.34	Vacant	(9) Residential, 43 du/ac	29	7	Slope in Northwest Corner will not affect overall yield of development.
S2-4	5781605700	0.25	Vacant	(9) Residential, 43 du/ac	29	5	
S2-4	5781605800	0.19	Vacant	(9) Residential, 43 du/ac	29	4	
S2-4	5781606900	0.18	Vacant	(9) Residential, 43 du/ac	29	4	
S3-2	5055800700	8.72	Neighborhood Shopping Centers	(12) Neighborhood Professional (C36)	40	139	
S3-2	5055800800	0.4	Neighborhood Shopping Centers	(12) Neighborhood Professional (C36)	40	6	
S3-2	5055800900	.59	Neighborhood Shopping Centers	(12) Neighborhood Professional (C36)	40	9	
S3-1	5060501000	0.38	Vacant	(12) Neighborhood Professional (C36)	40	6	

- a. Commercial General Plan designations allow for residential development in residential zone RV and commercial zones C31 or C34, as a primary use at the stated density. Residential development also is allowed as a secondary use in C36.
- b. Density Based on Existing Zoning
- c. Potential Units Based on 80% yield of the density allowed by zoning. The two exceptions are; Specific Plan Area F2-1, which is based upon units allowed by the Specific Plan; and C36 sites which are counted as half the sites at 80% yield on the density allowed.

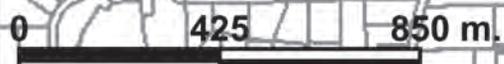
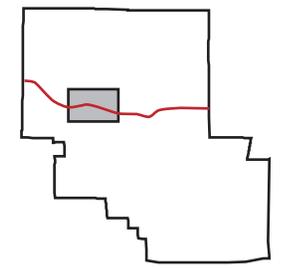
**DRAFT Housing Element
Adequate Sites Inventory**

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- Table Reference



Location Map



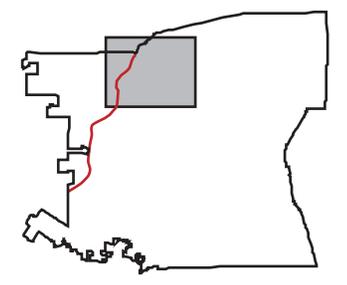


DRAFT Housing Element Adequate Sites Inventory

Legend

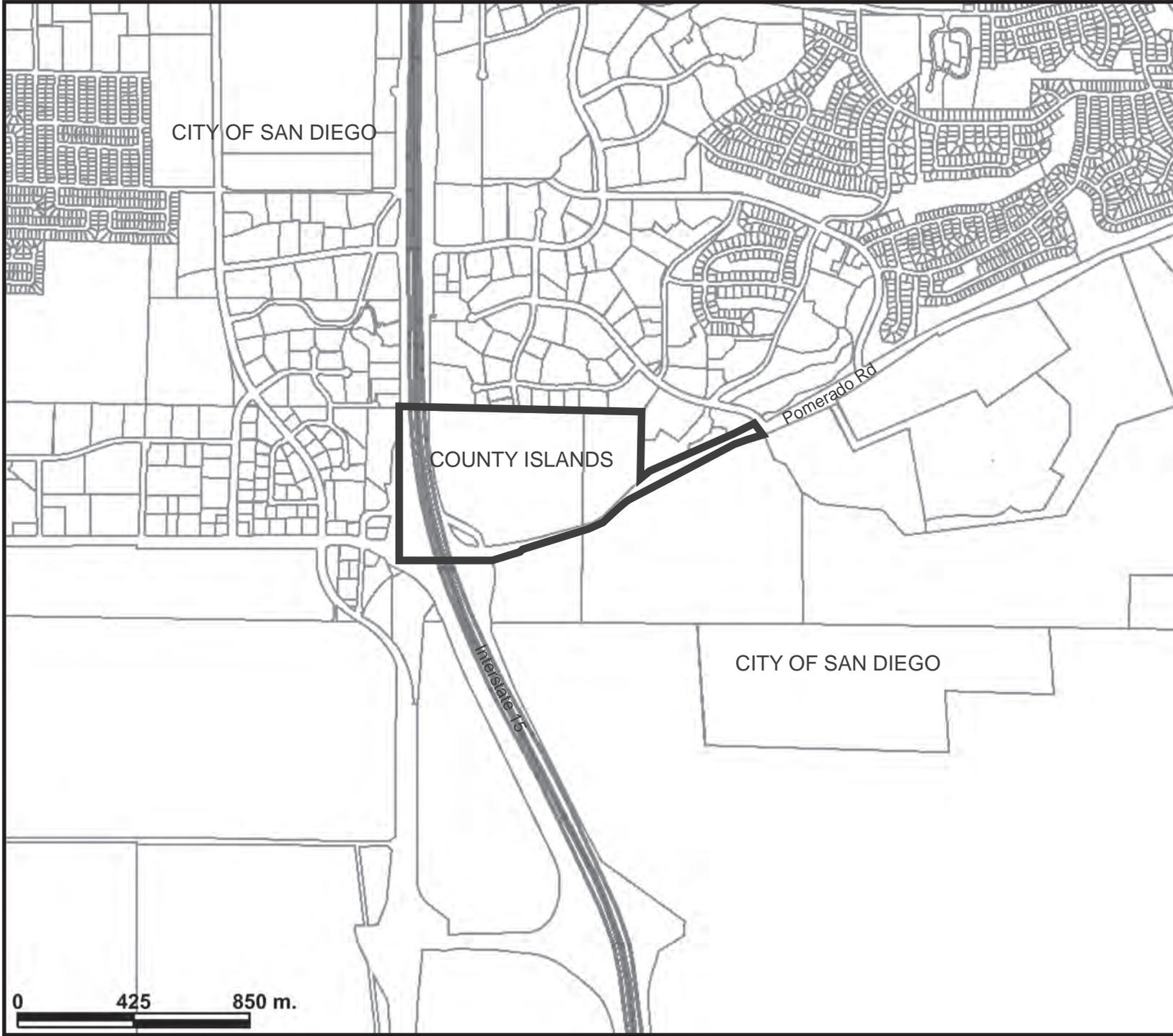
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- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- B-# Table Reference

Location Map

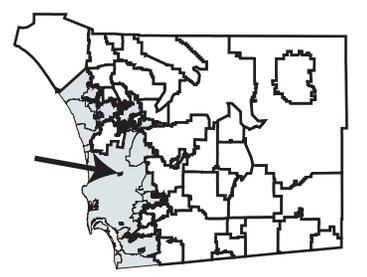


DRAFT Housing Element Adequate Sites Inventory

- Legend**
- 30 du/acre
 - 24 du/acre
 - 20 du/acre
 - 15 du/acre
 - Mixed Use
 - Vacant Site
 - Underutilized Site
 - C1-# Table Reference



Location Map

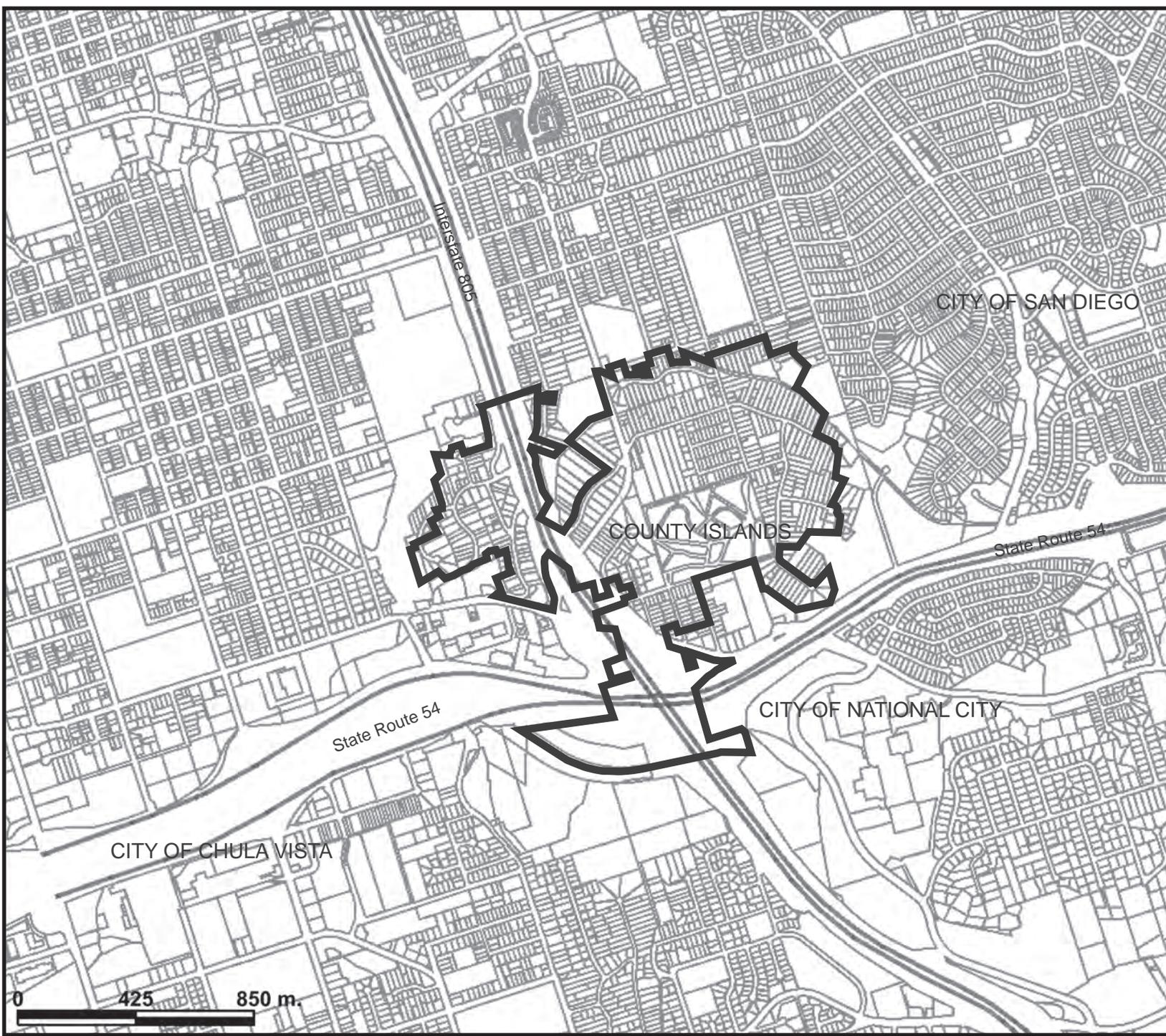
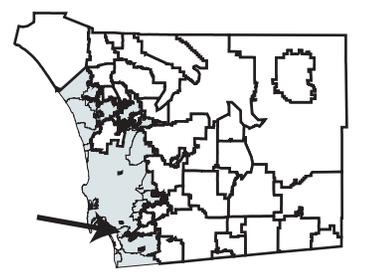


DRAFT Housing Element Adequate Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- C2-# Table Reference

Location Map



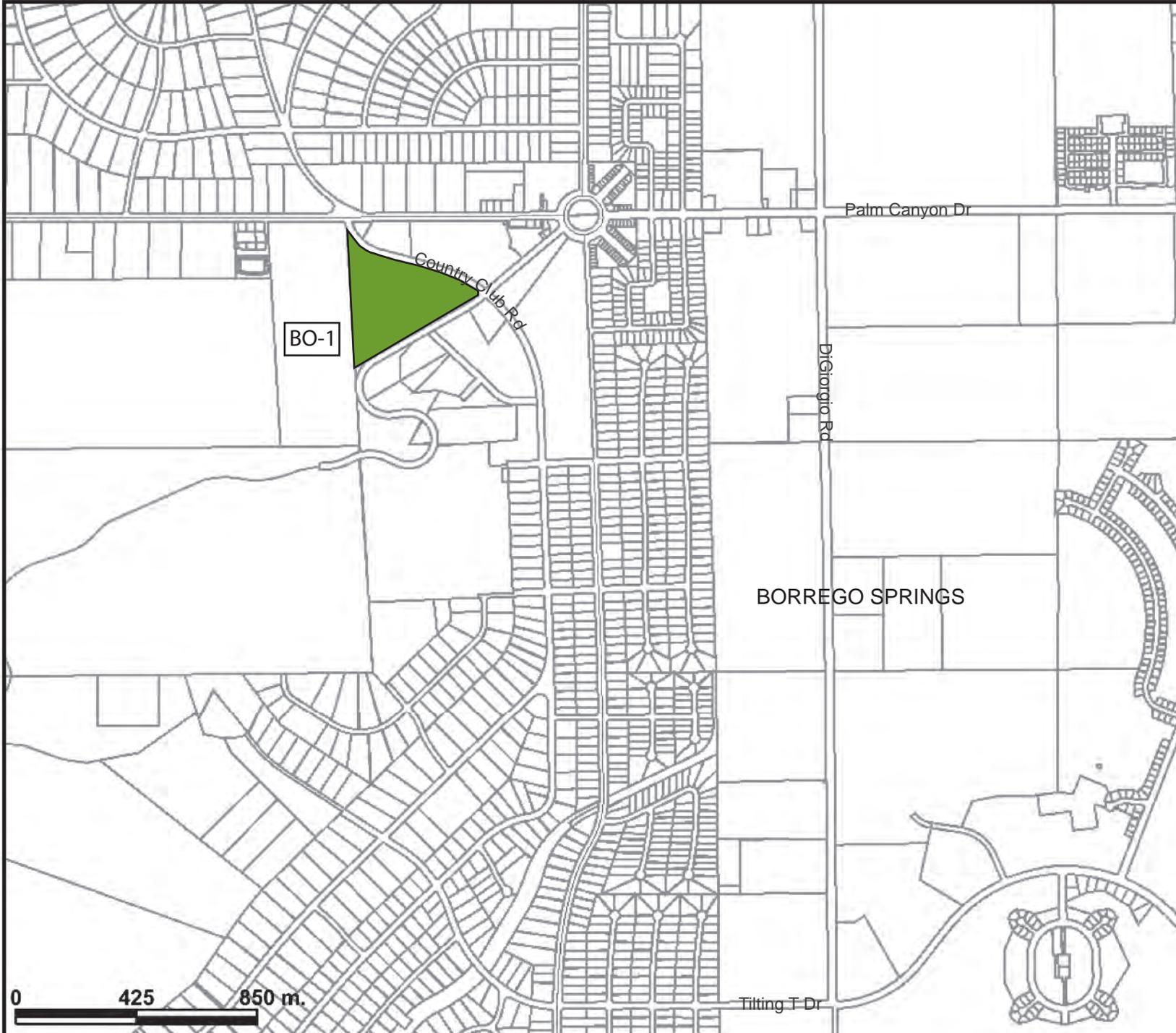
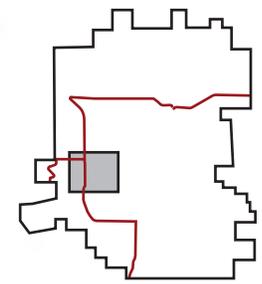


DRAFT Housing Element Adequate Sites Inventory

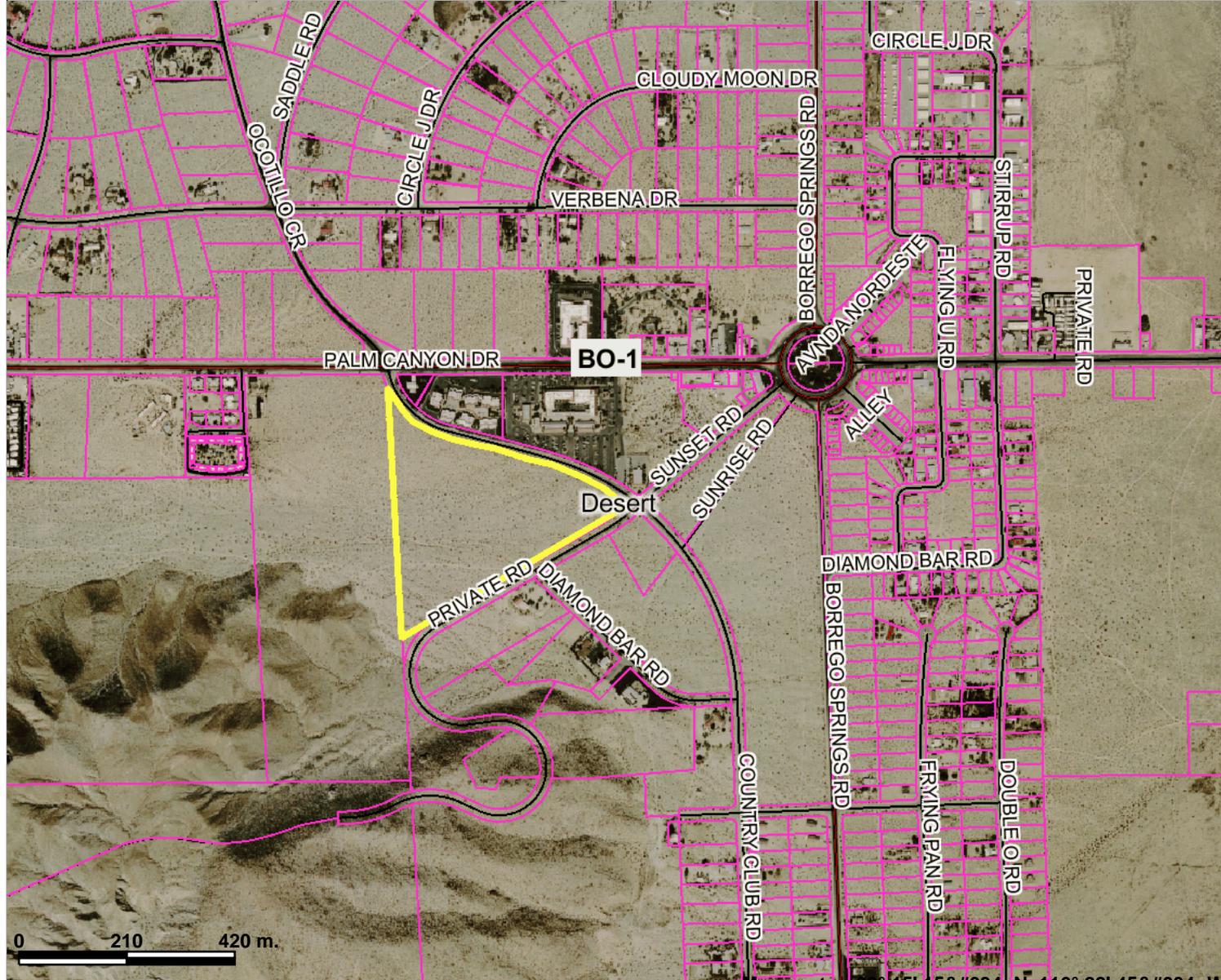
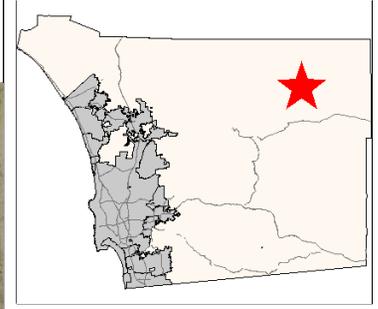
Legend

-  30 du/acre
-  24 du/acre
-  20 du/acre
-  15 du/acre
-  Vacant Site
-  Underutilized Site
-  Table Reference

Location Map

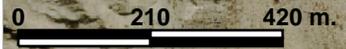


Desert Subregional Planning Area - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East



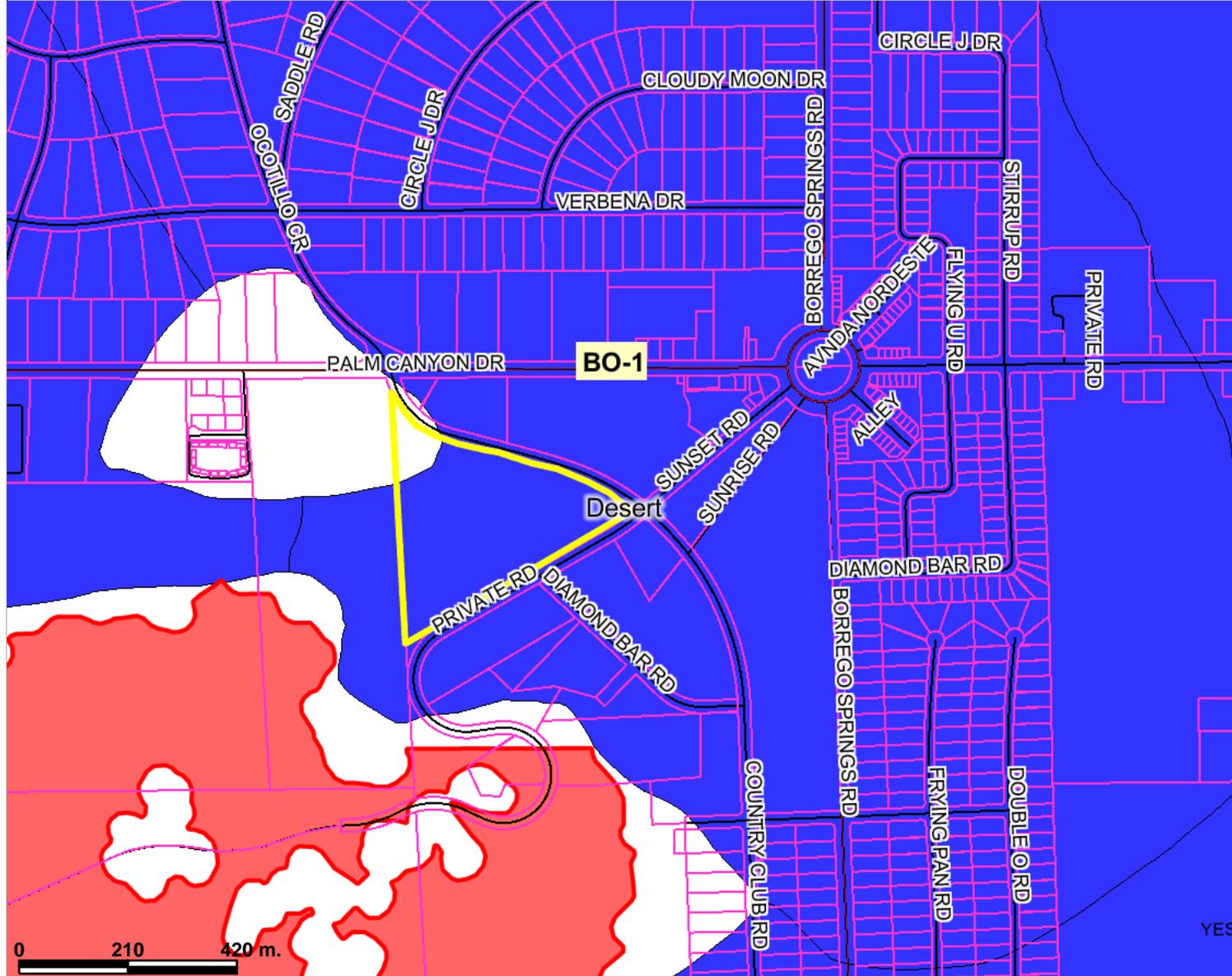
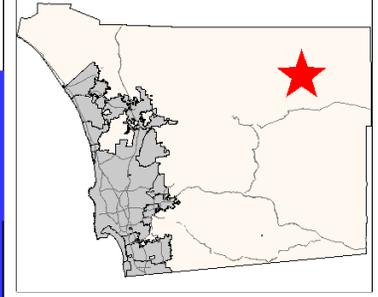
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Desert Subregional Planning Area - Environmental Factors (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Slope > 25%
- FEMA Flood Plains**
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Vernal Pool Locations
- Wetlands (RPO def.)
- Community Planning Area**
- Community Planning Areas

0 210 420 m.

Map center: 33° 15' 15" N, 116° 22' 45" W

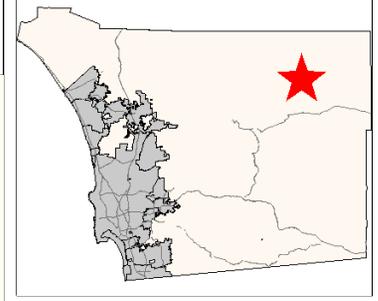
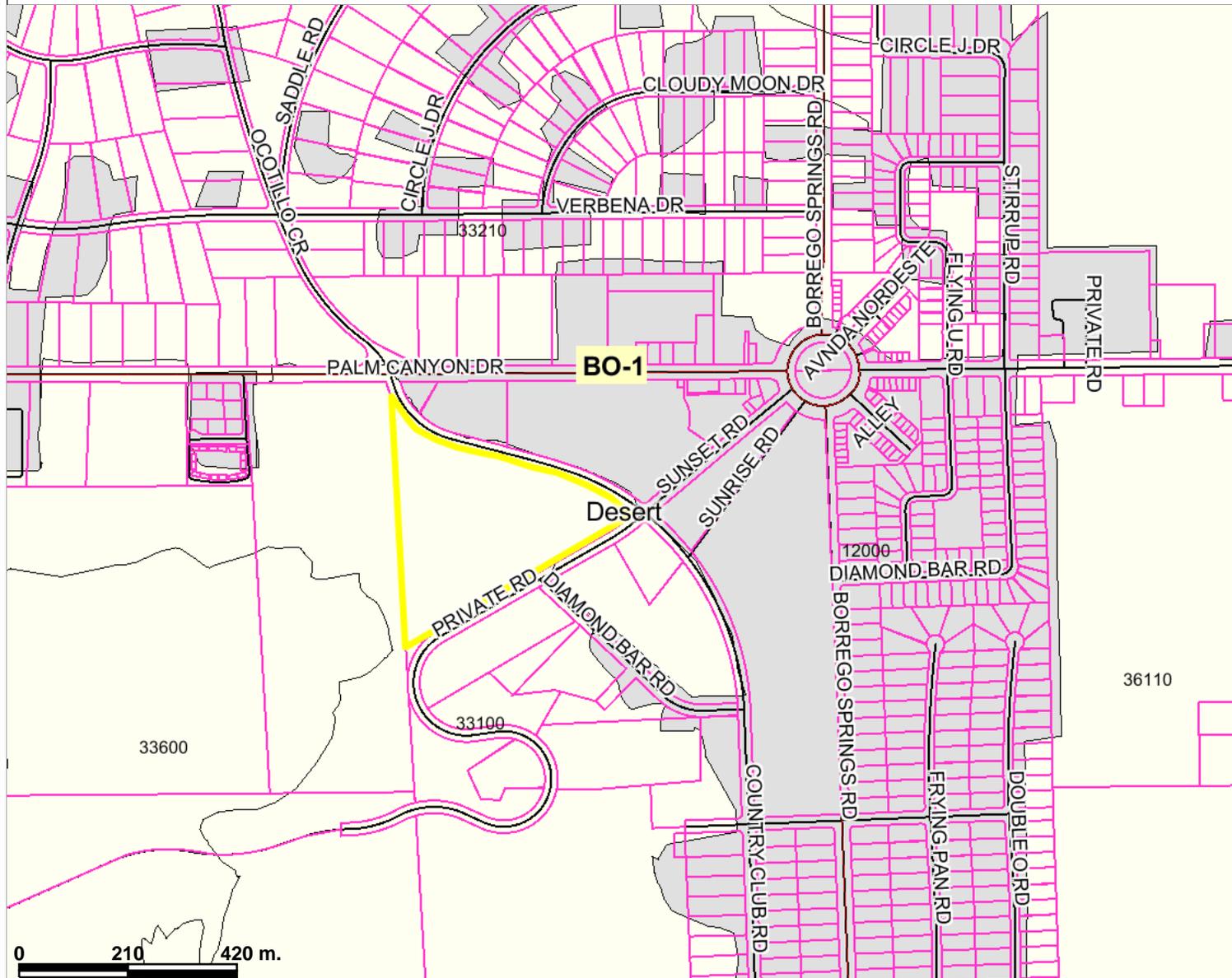
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Desert Subregional Planning Area - Aggregated Reg. Vegetation (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- Community Planning Area**
- Community Planning Areas

0 210 420 m.

Map center: 33° 15' 15" N, 116° 22' 45" W

Scale: 1:11,942

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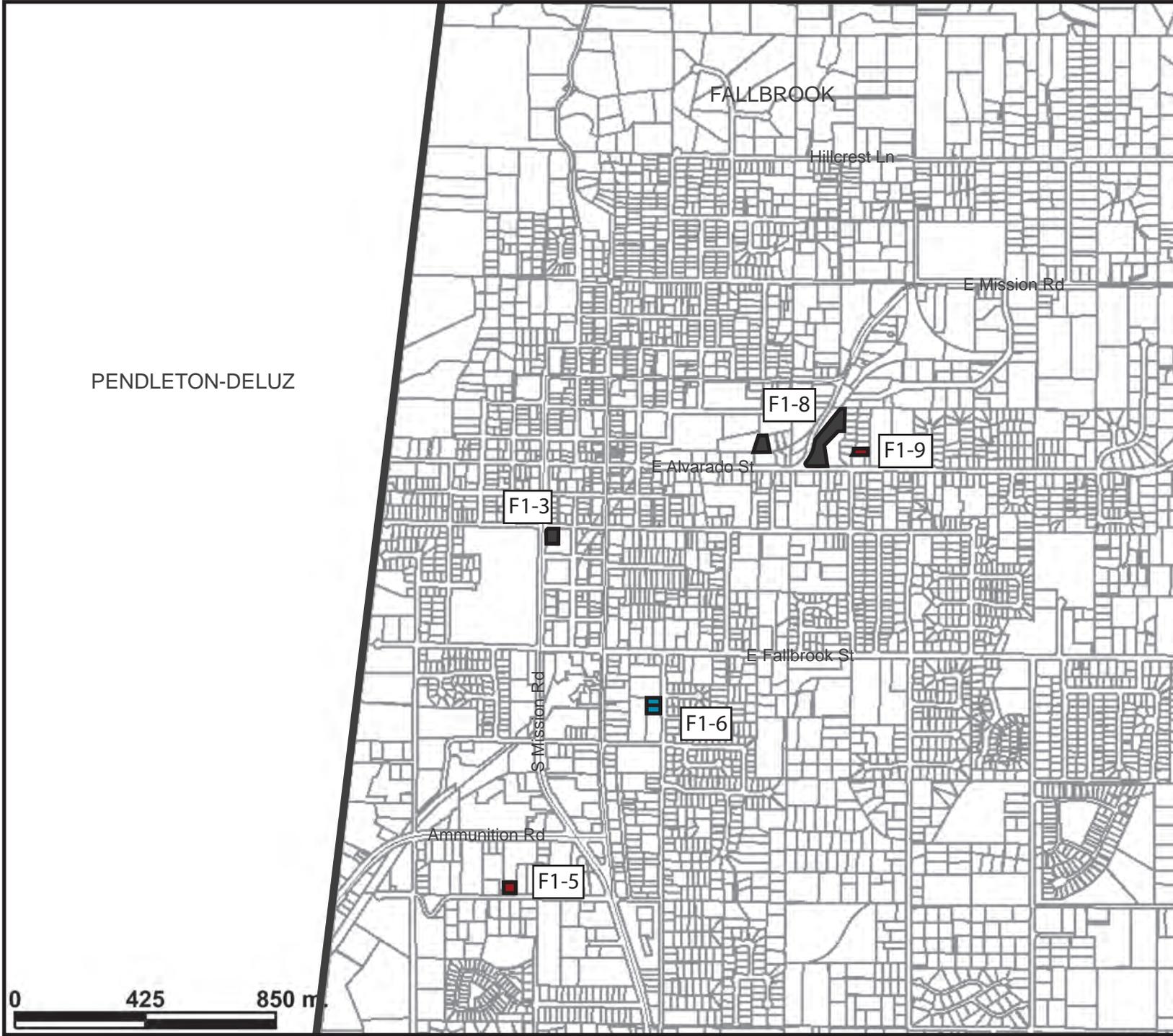
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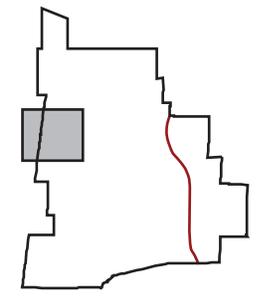
DRAFT Housing Element Adequate Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- F-# Table Reference



Location Map

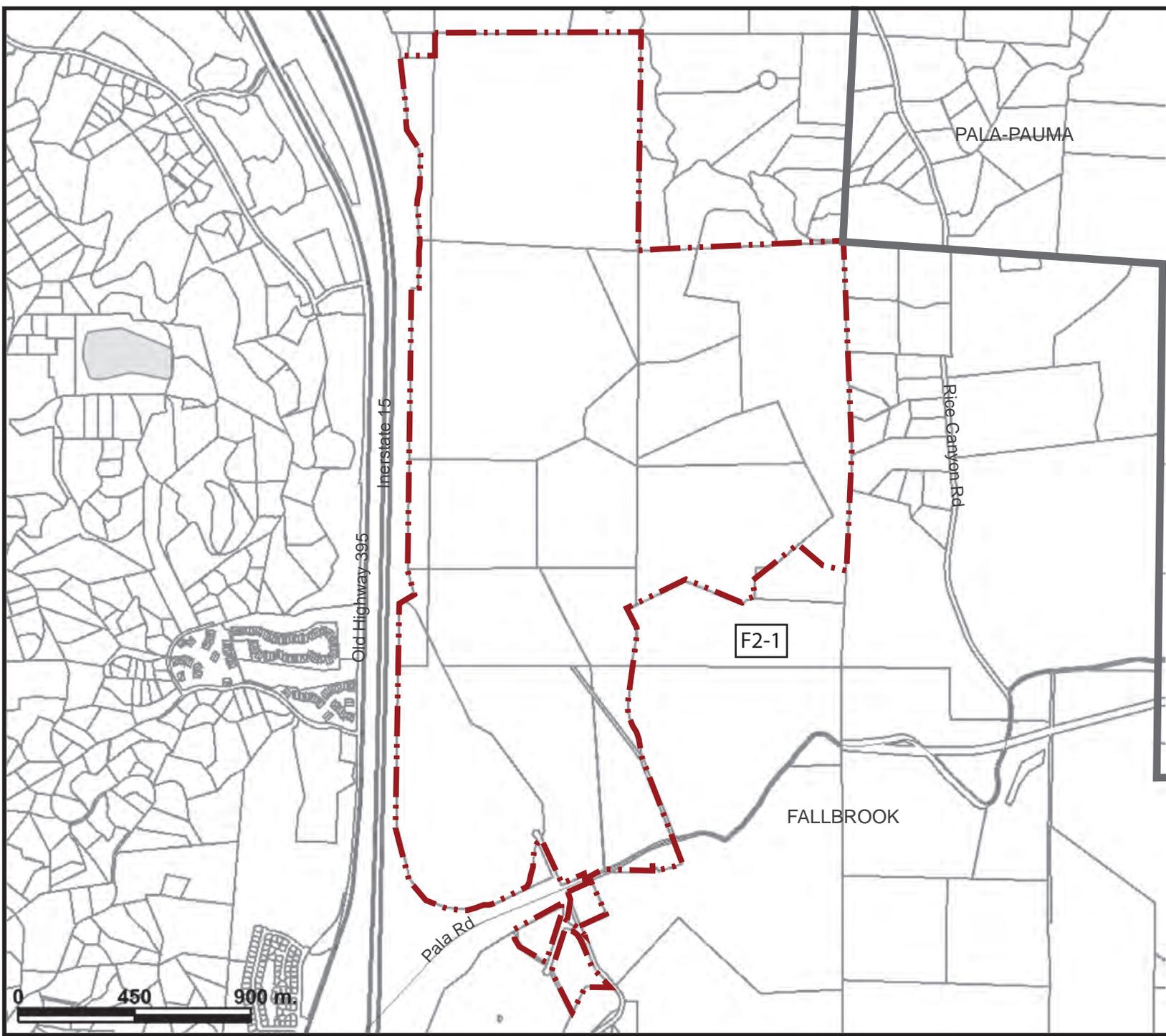
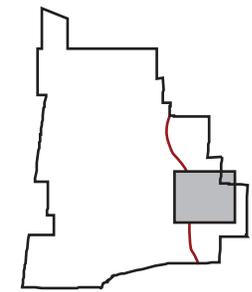


DRAFT Housing Element Adequate Sites Inventory

Legend

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- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- F-# Table Reference
- Project Boundary

Location Map

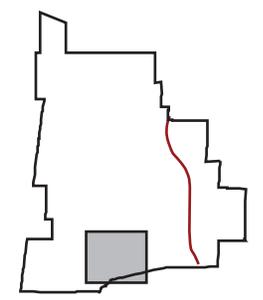


DRAFT Housing Element Adequate Sites Inventory

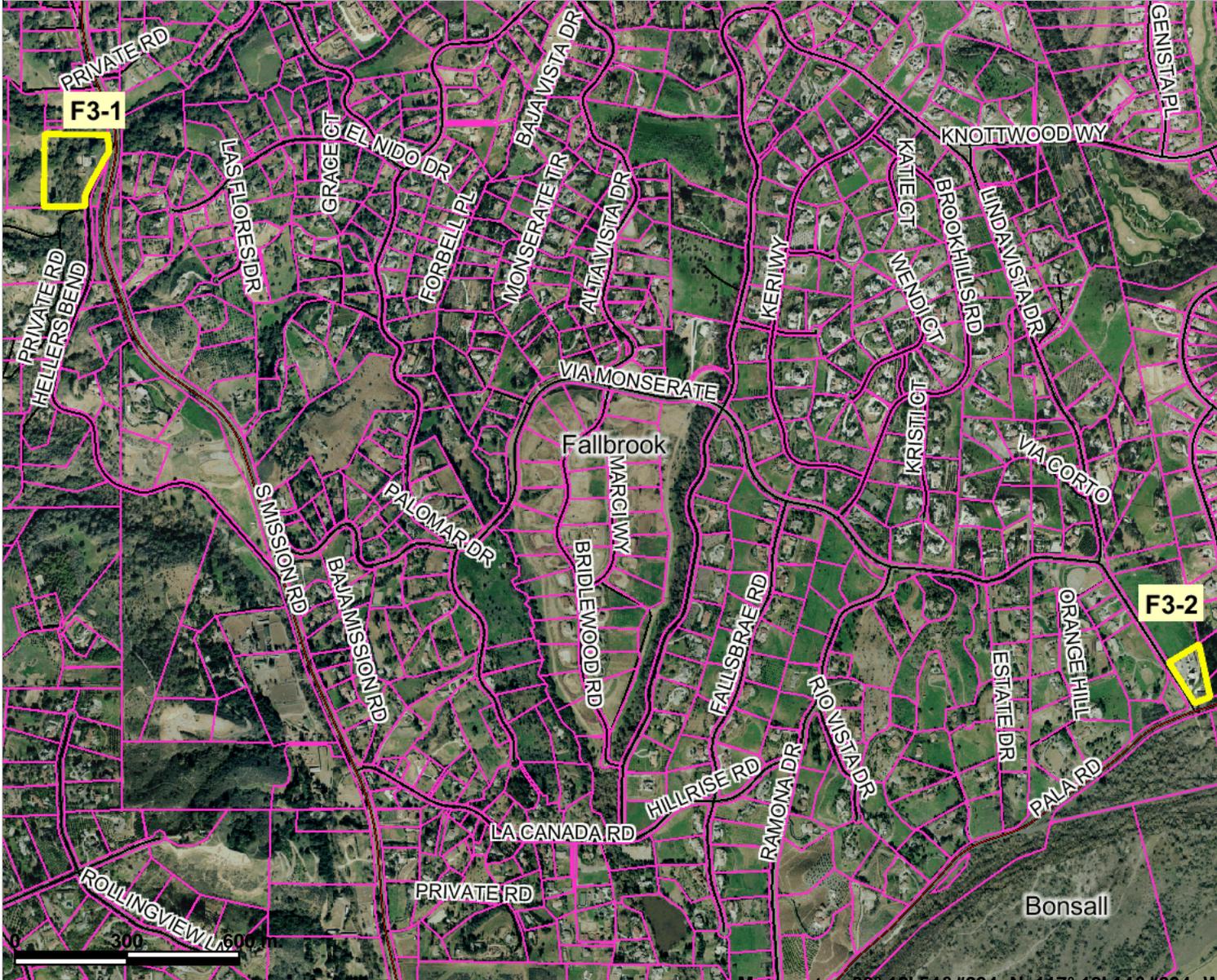
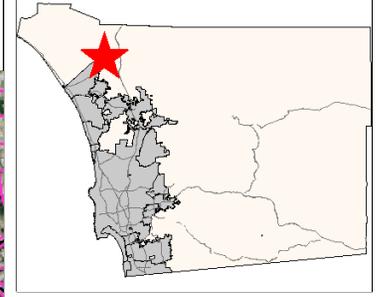
Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- F-# Table Reference

Location Map



Fallbrook Community Planning Area 3 - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East



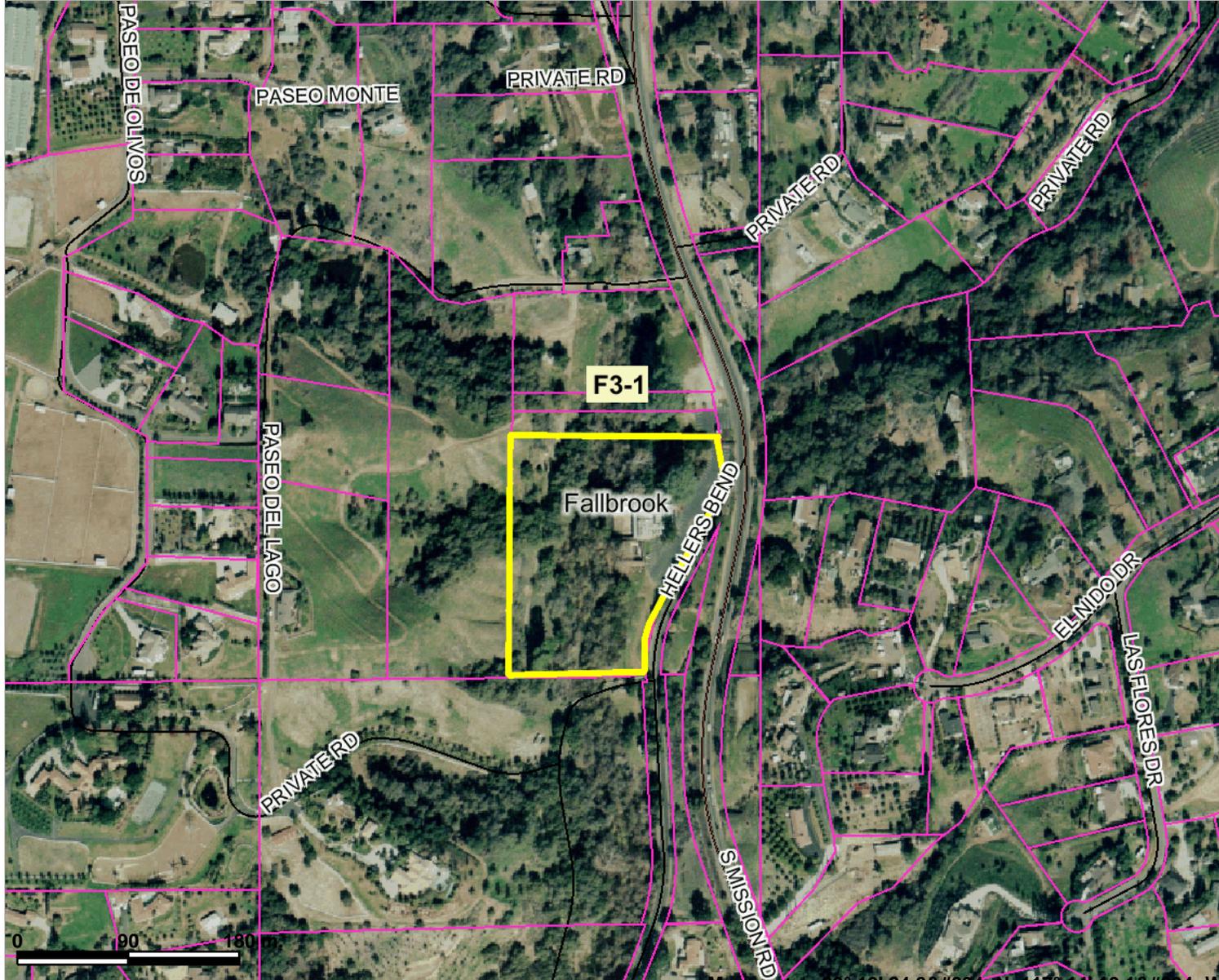
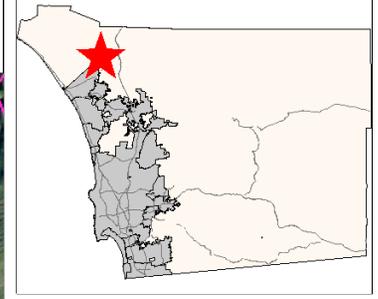
Scale: 1:16,420

Map center: 33° 18' 54" N, 117° 13' 14" W

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Fallbrook Community Planning Area 3a - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East



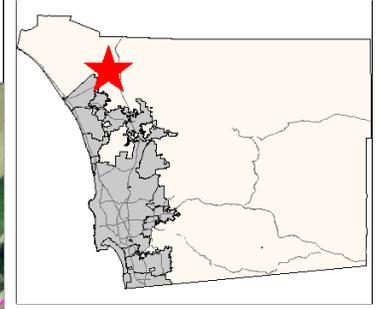
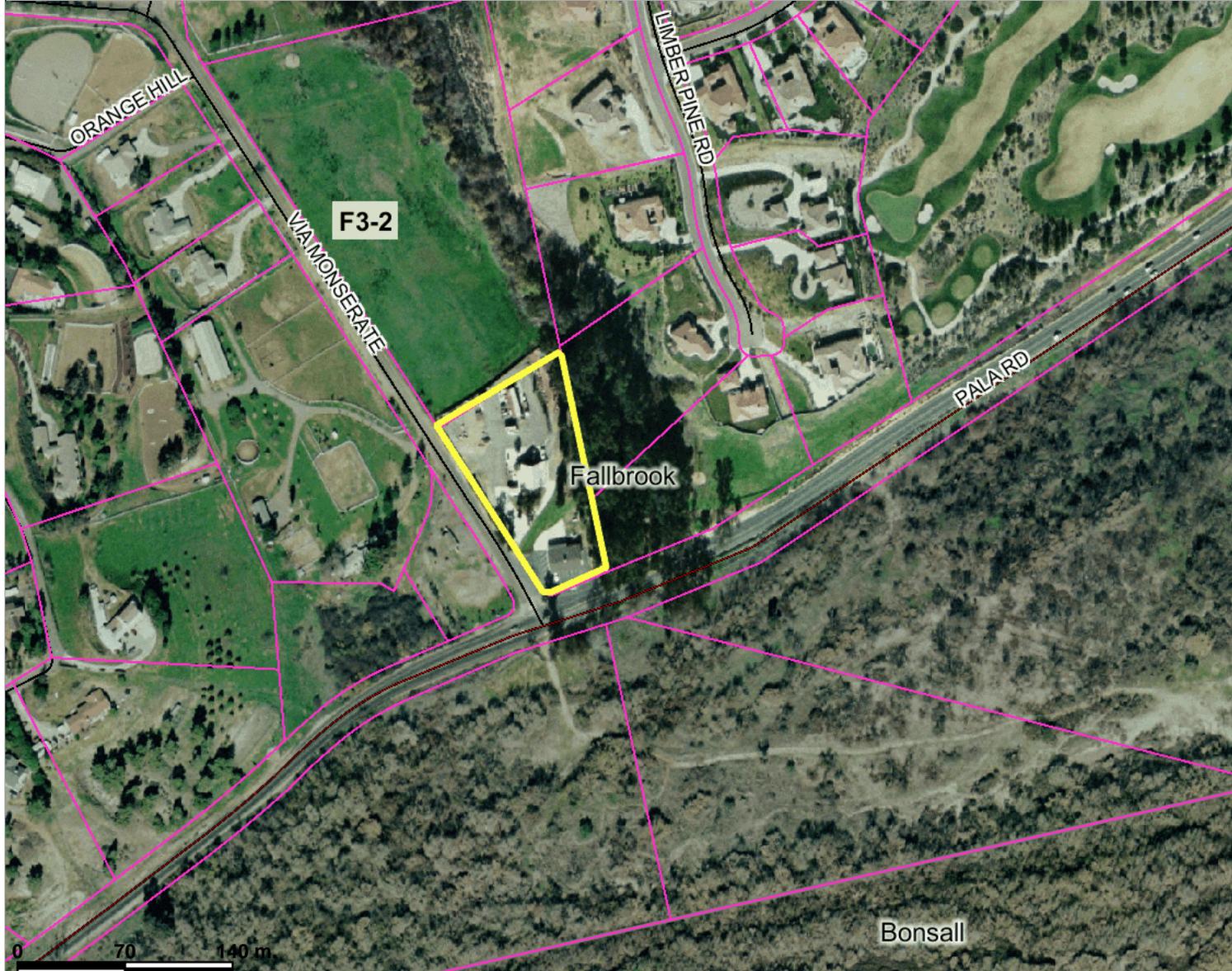
Scale: 1:4,976

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Fallbrook Community Planning Area 3b - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East

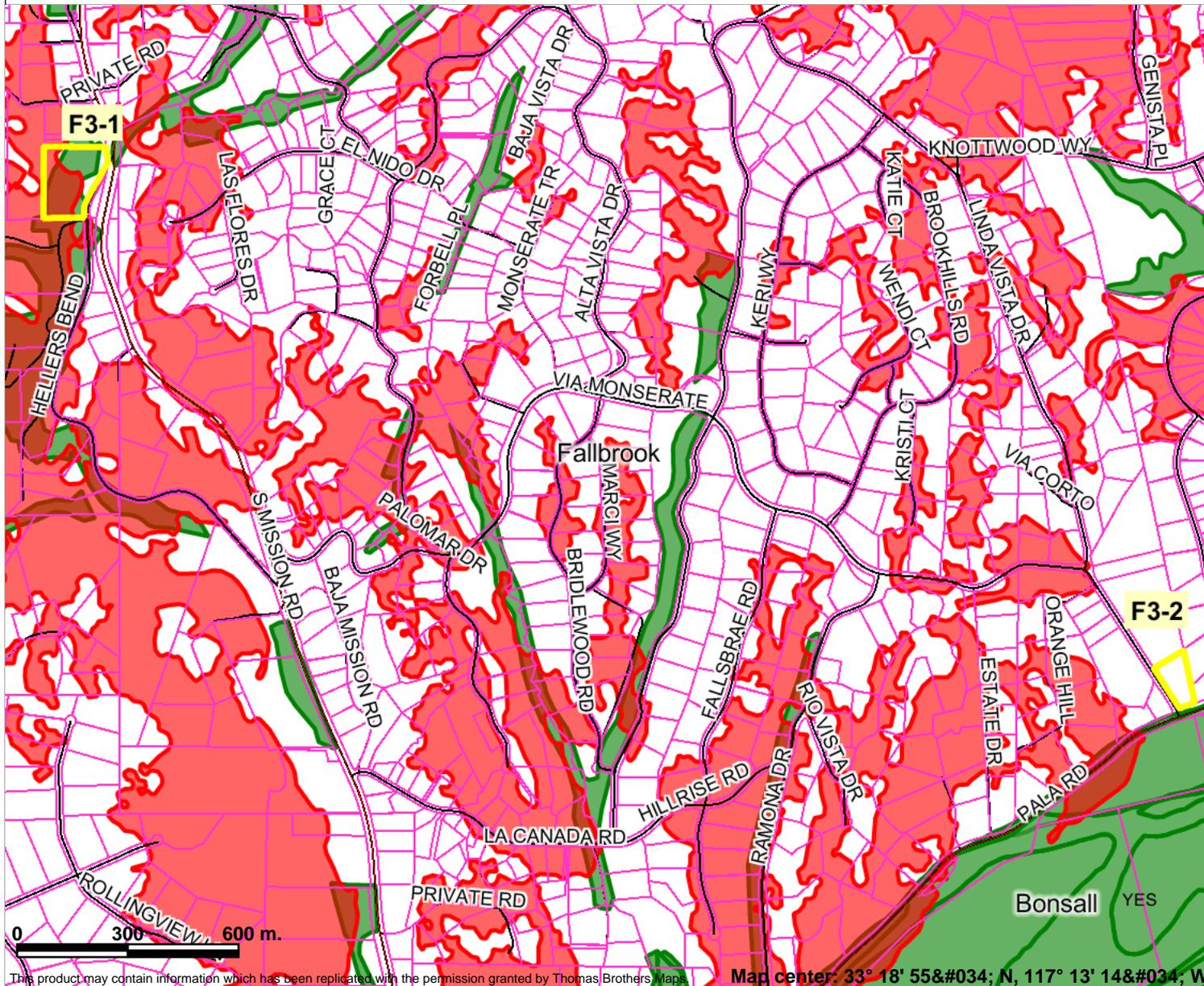
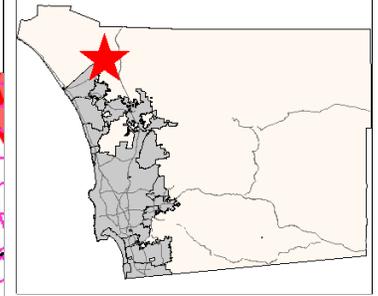
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Scale: 1:4,036



Fallbrook Community Planning Area 3 - Environmental Factors (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Slope > 25%
- Vernal Pool Locations
- Wetlands (RPO def.)
- Community Planning Area
- Community Planning Areas



Scale: 1:16,420

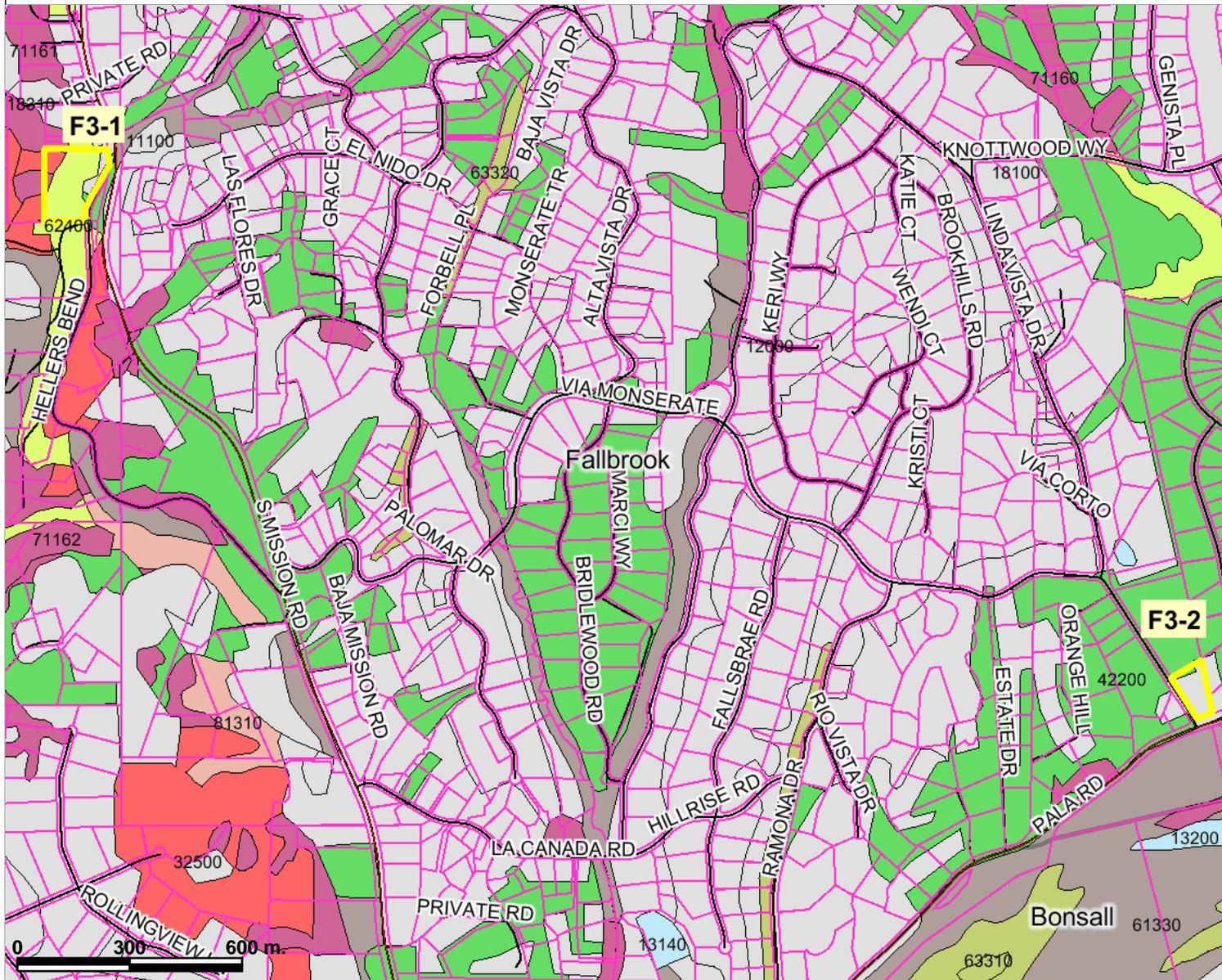
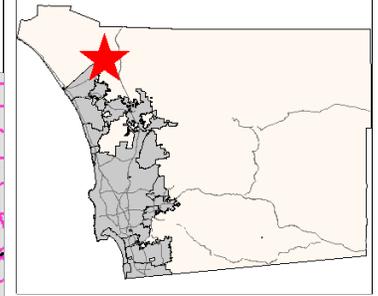
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Map center: 33° 18' 55" N, 117° 13' 14" W

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Fallbrook Community Planning Area 3 - Aggregated Reg. Vegetation (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- Community Planning Area
- Community Planning Areas

Map center: 33° 18' 55.8" N, 117° 13' 14.8" W

Scale: 1:16,420

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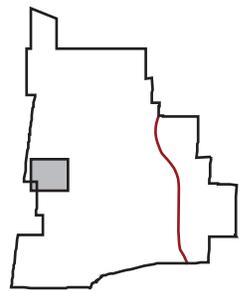


DRAFT Housing Element Adequate Sites Inventory

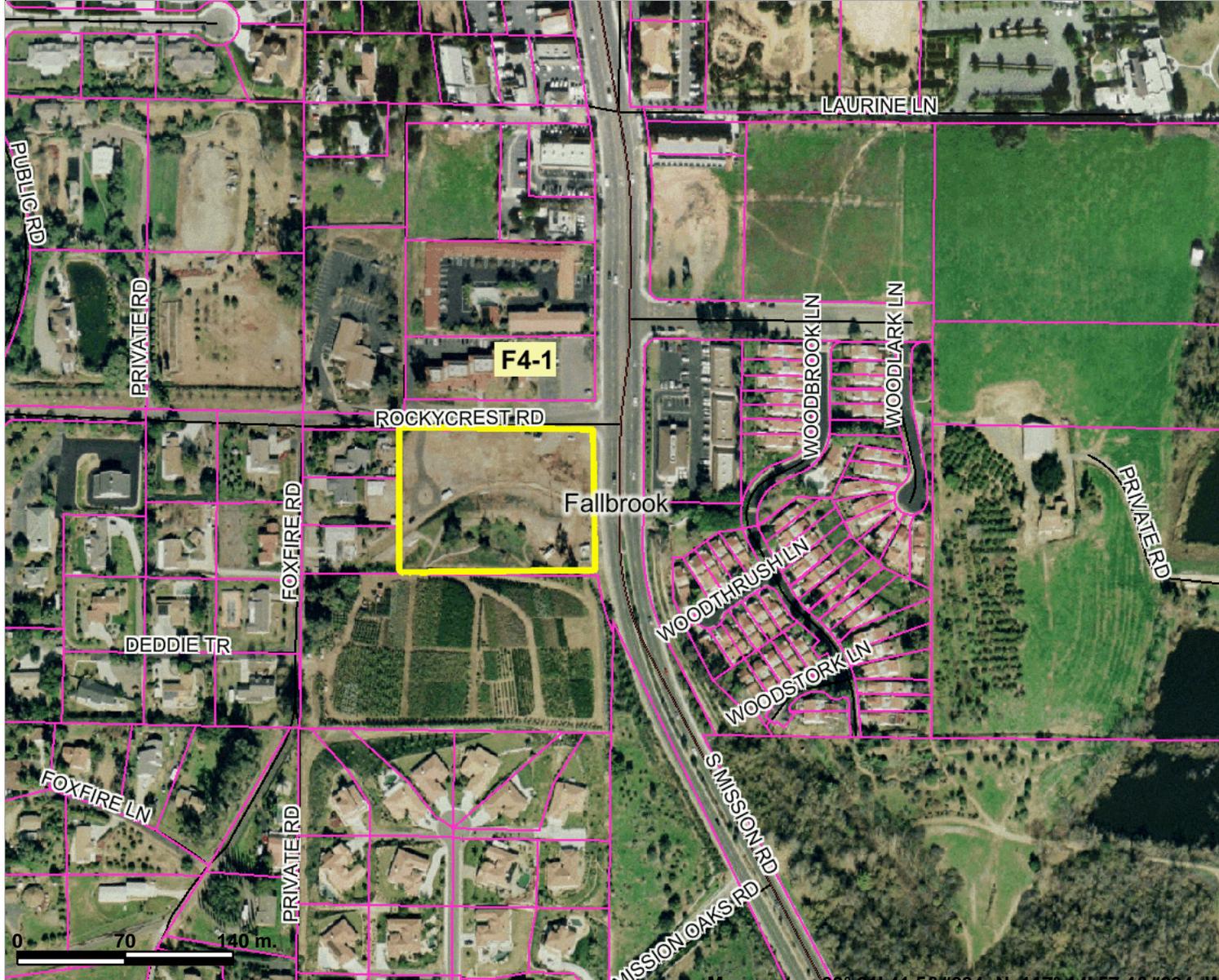
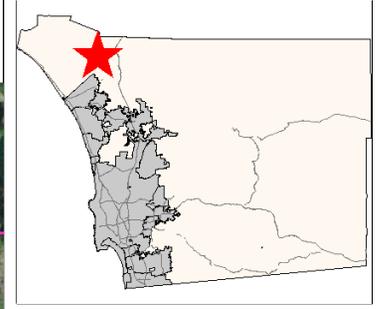
Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- F-# Table Reference

Location Map



Fallbrook Community Planning Area 4 - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East

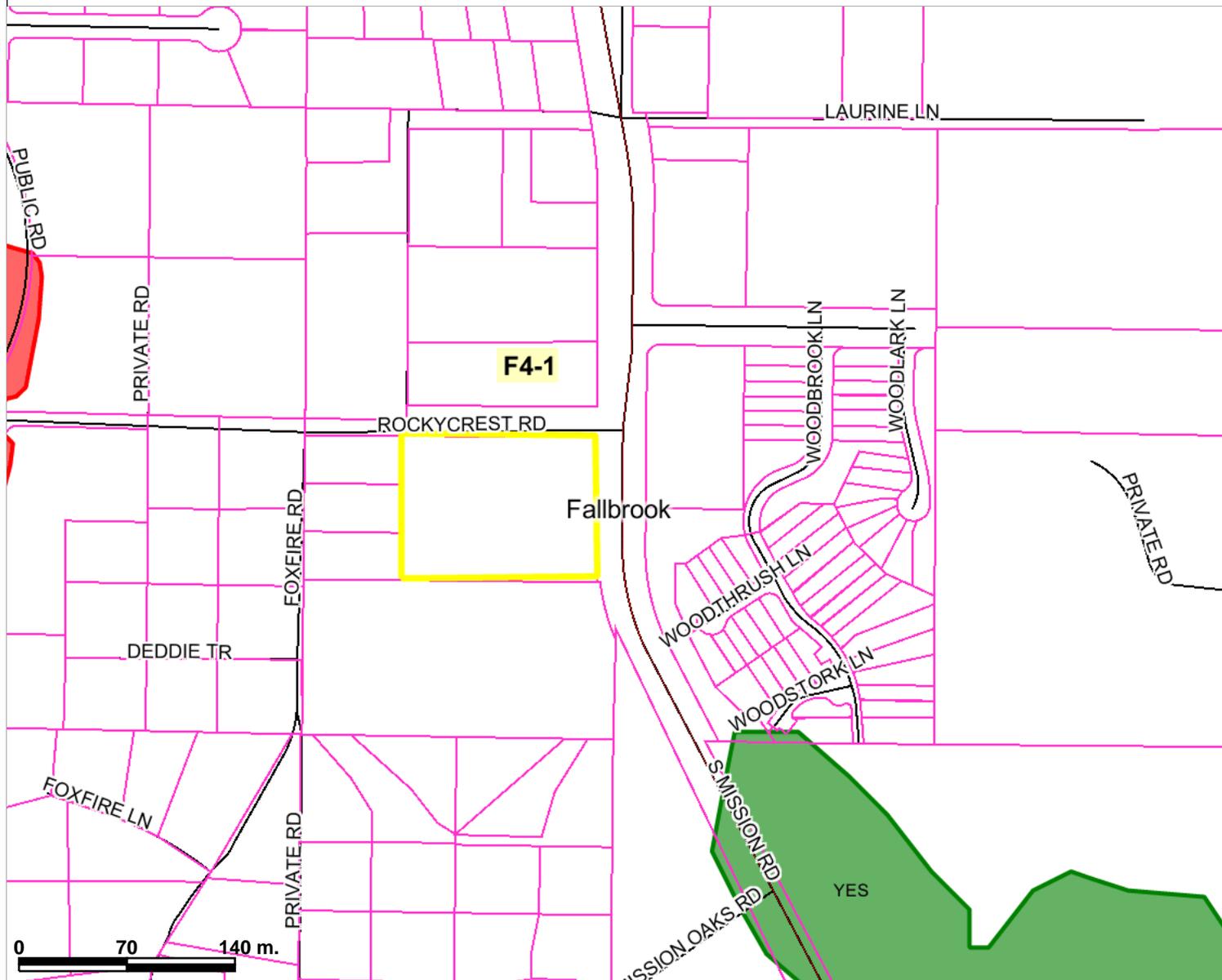
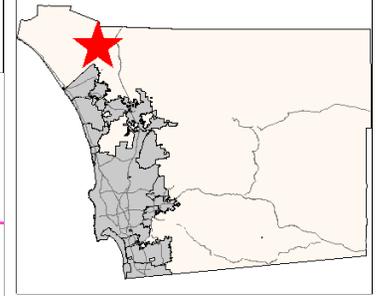
Scale: 1:3,981

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Fallbrook Community Planning Area 4 - Environmental Factors (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Slope > 25%
- FEMA Flood Plains**
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Vernal Pool Locations
- Wetlands (RPO def.)
- Community Planning Area
- Community Planning Areas

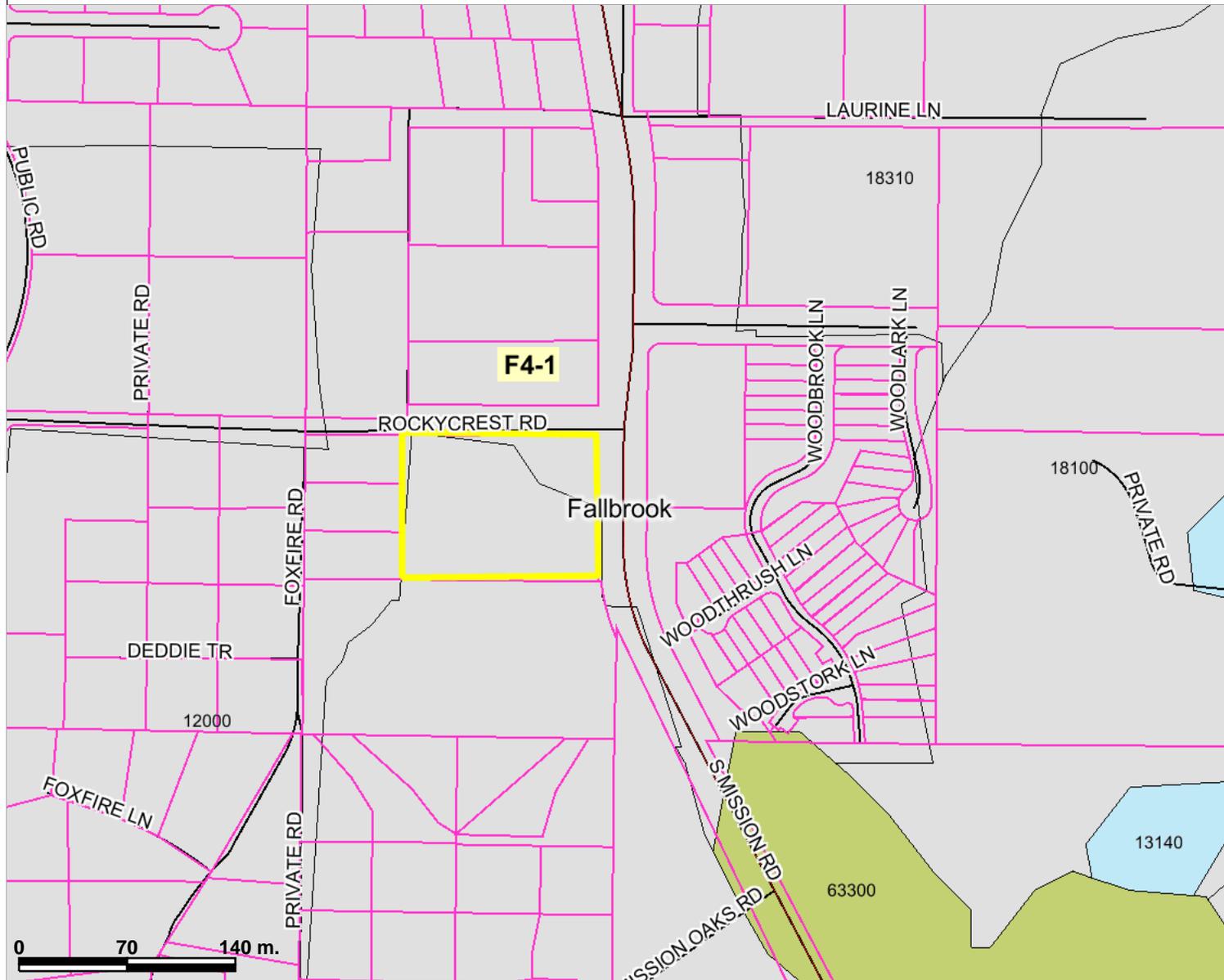
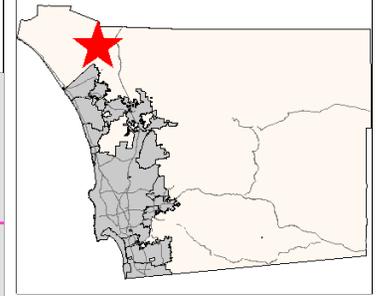
Scale: 1:3,981

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Fallbrook Community Planning Area 4 - Aggregated Reg. Vegetation (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- Community Planning Area
- Community Planning Areas

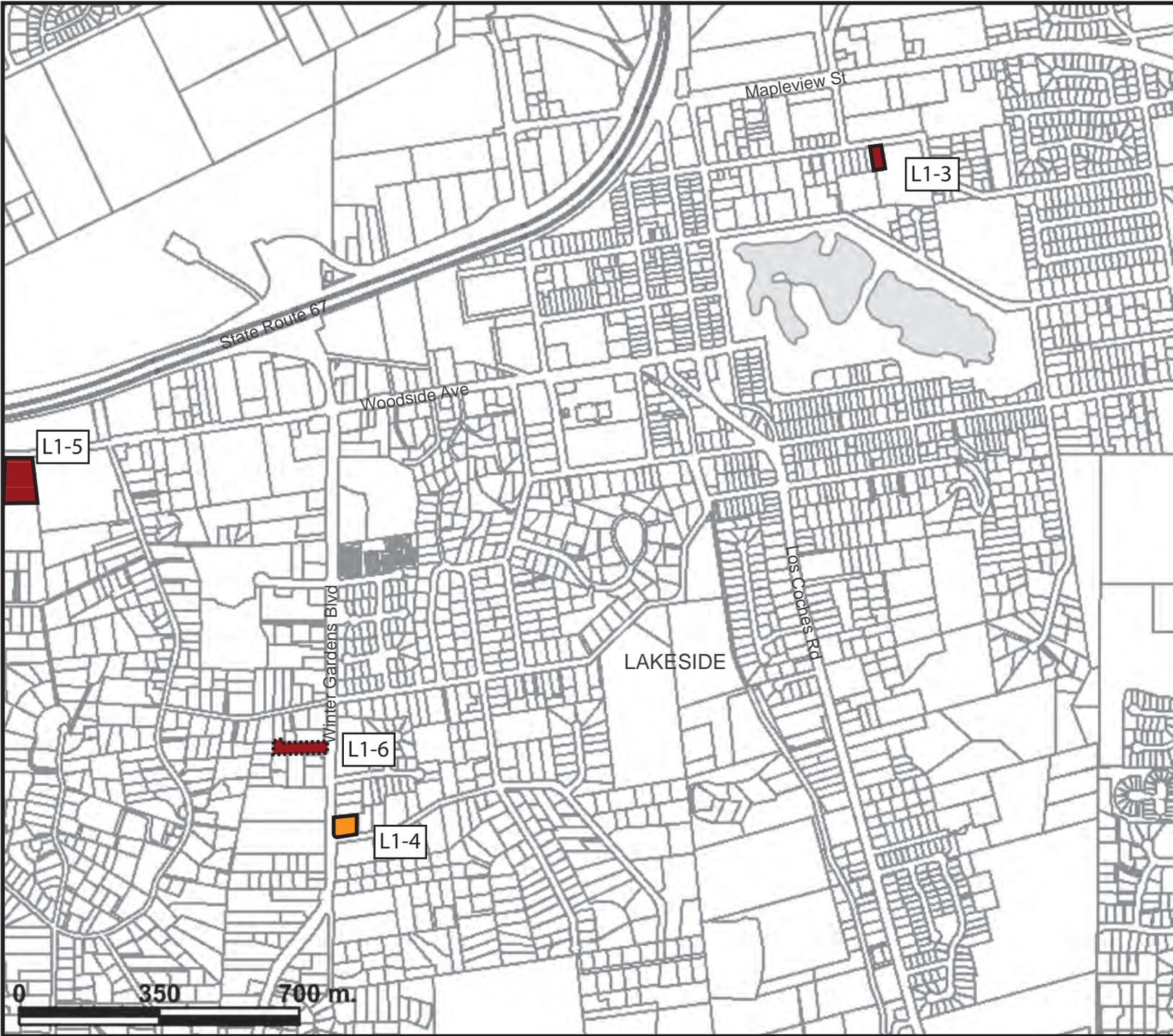


Scale: 1:3,981

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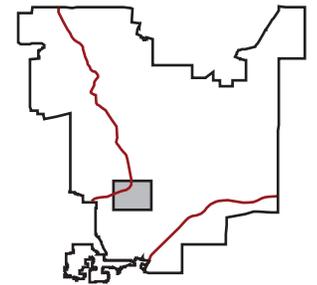


DRAFT Housing Element Adequate Sites Inventory

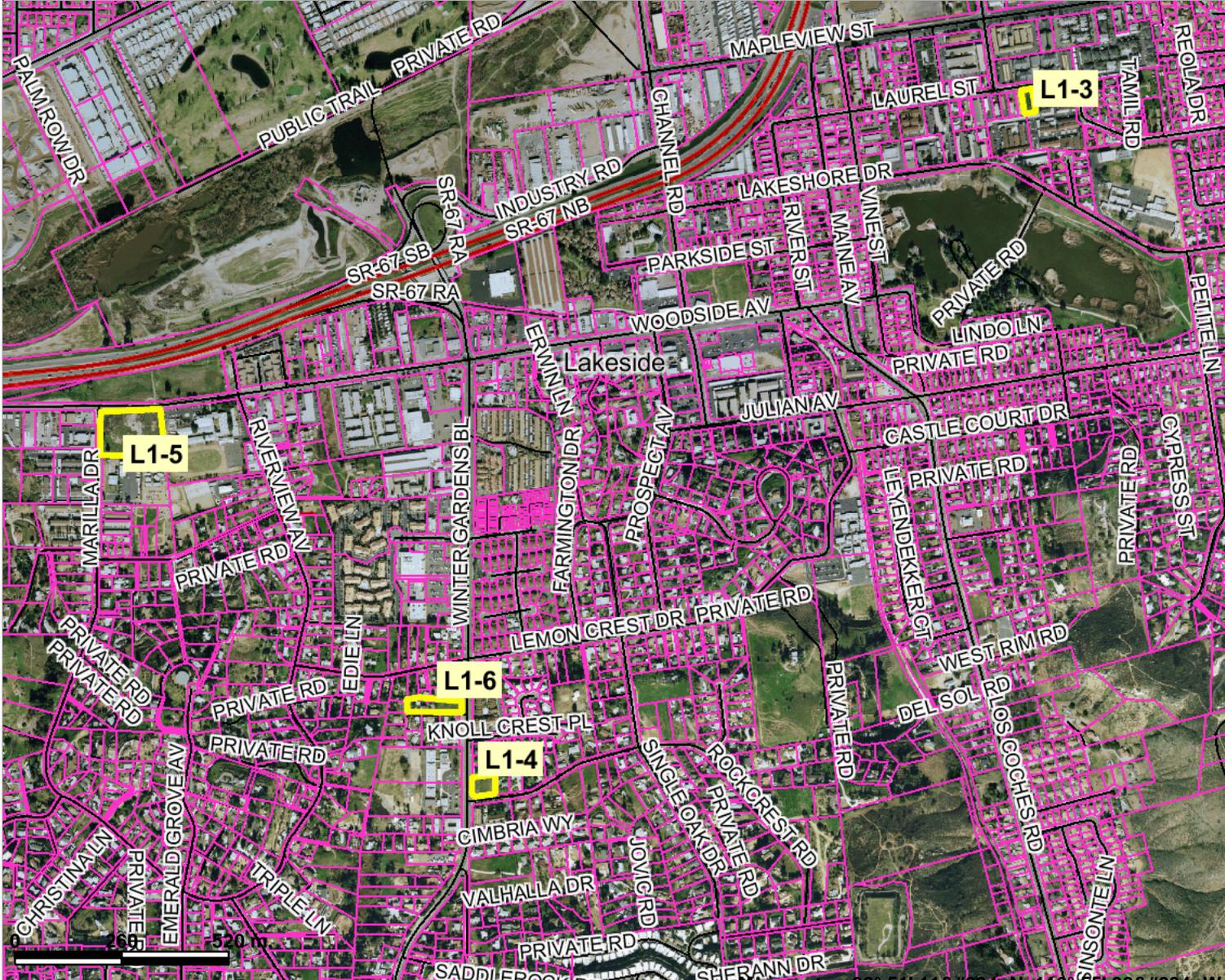
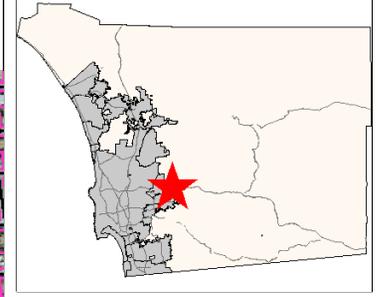
Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- L1-# Table Reference

Location Map



Lakeside Community Planning Area 1 - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East



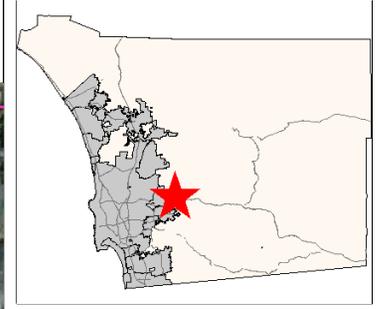
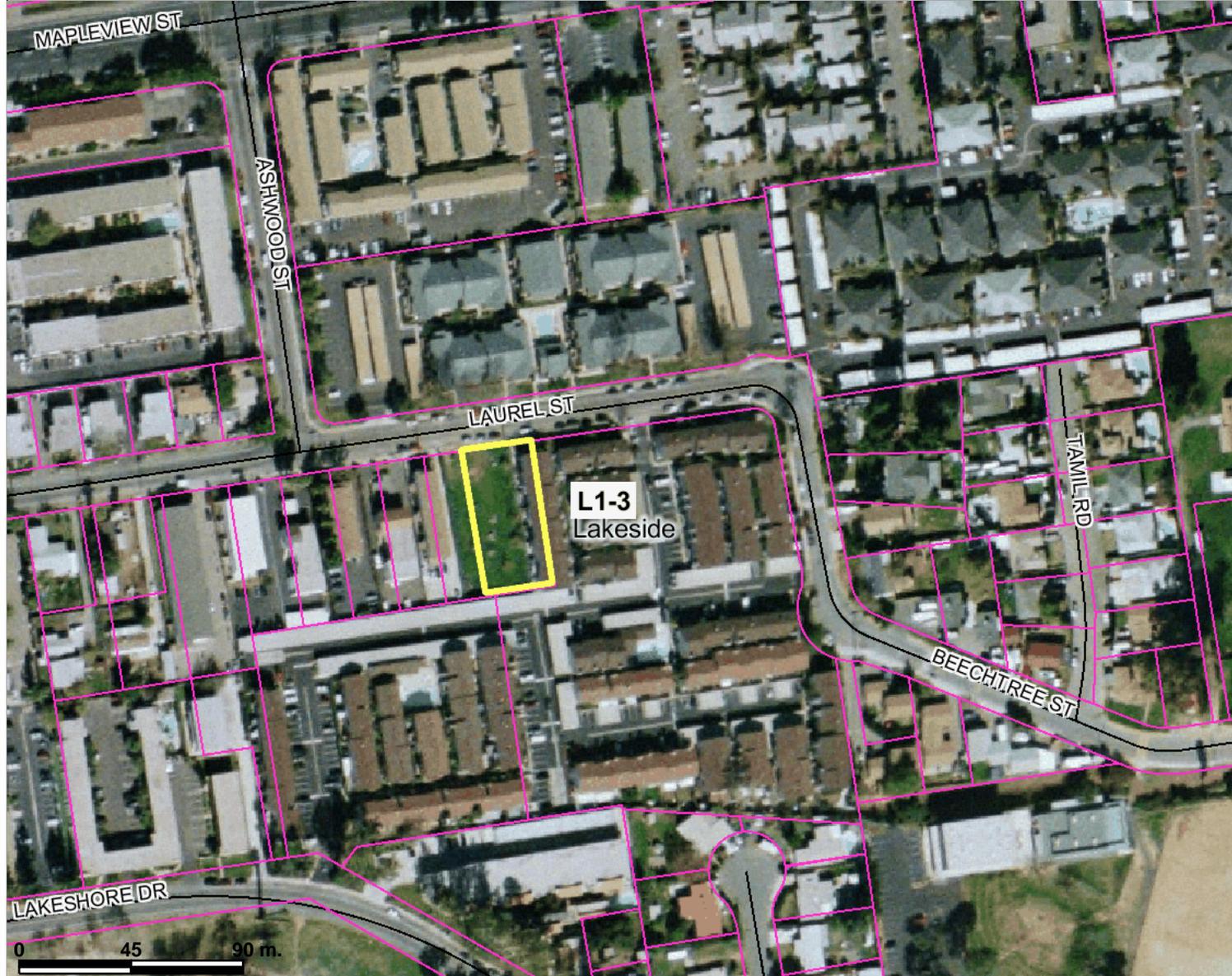
Scale: 1:14,927

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Lakeside Community Planning Area 1a-Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East



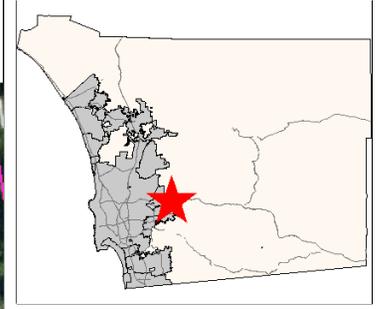
Scale: 1:2,488

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Lakeside Community Planning Area 1b - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East



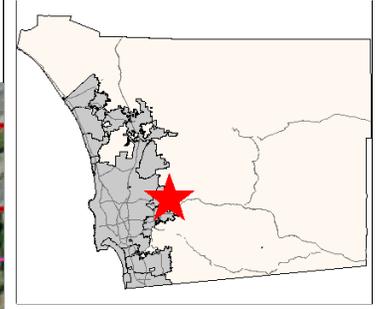
Scale: 1:2,488

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Lakeside Community Planning Area 1c - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East

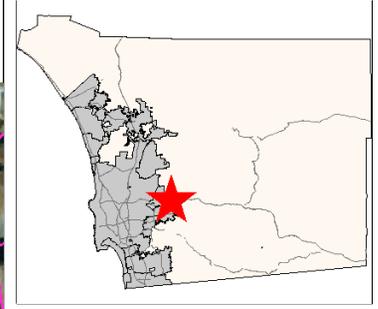
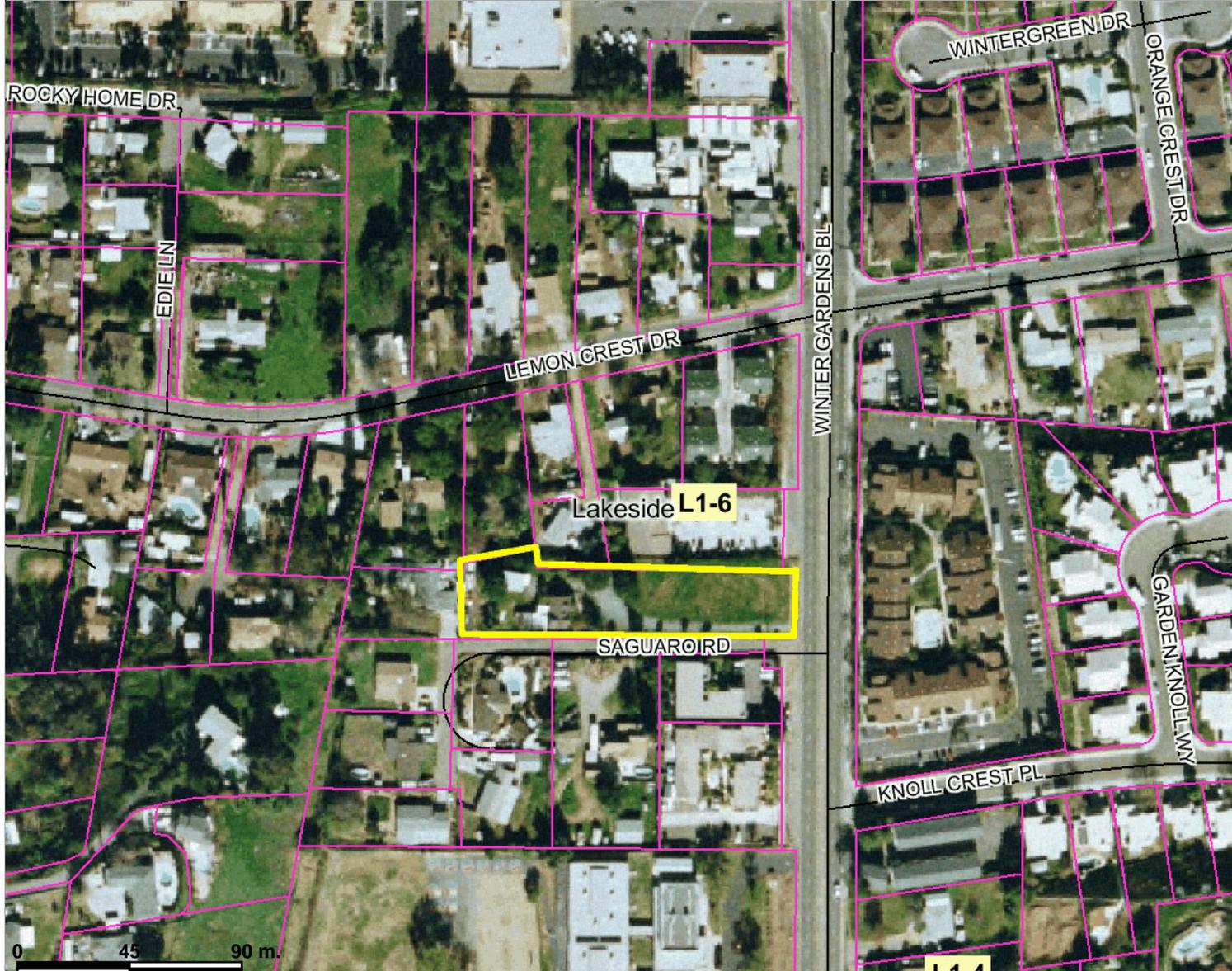


Scale: 1:2,488

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Lakeside Community Planning Area 1d - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East



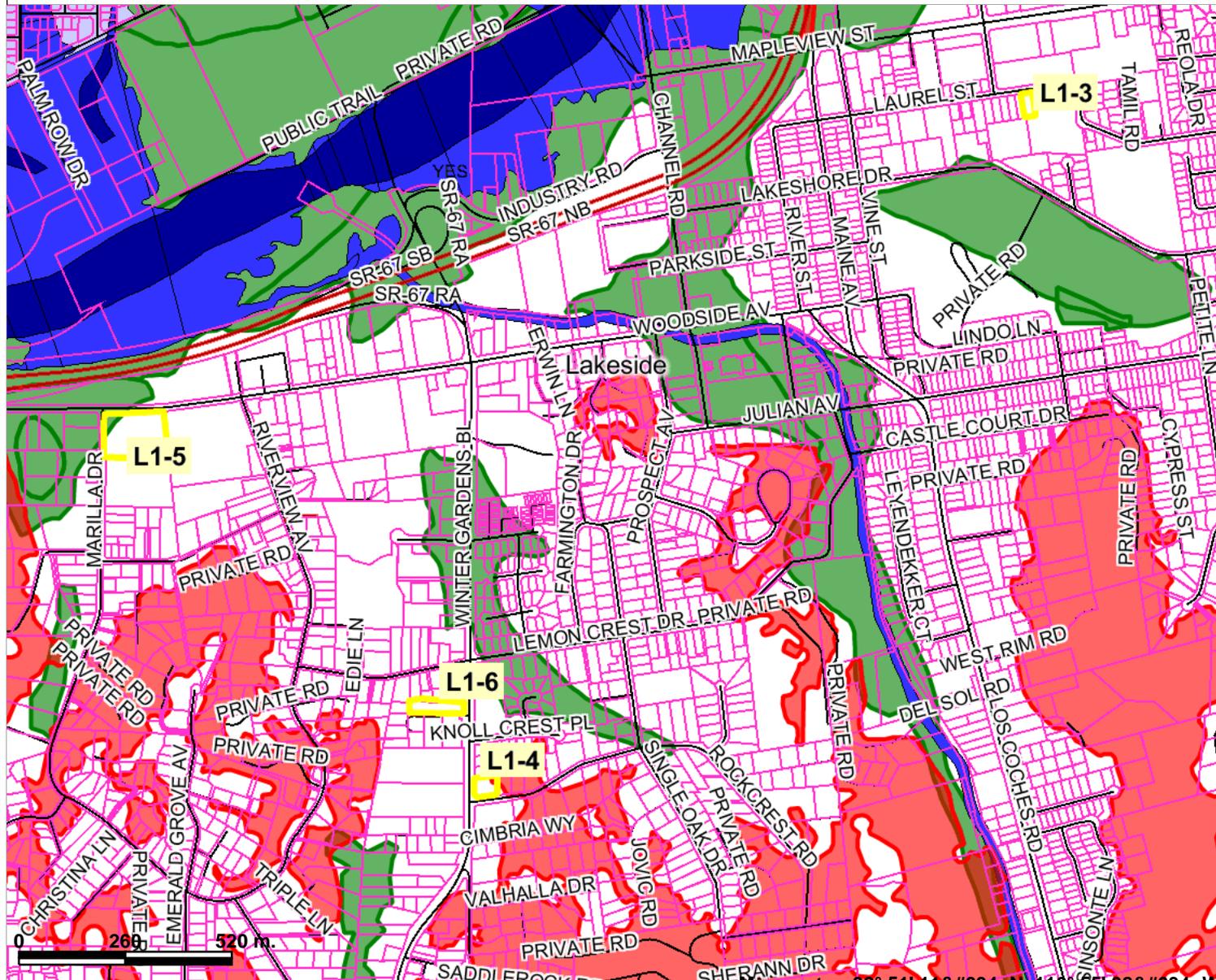
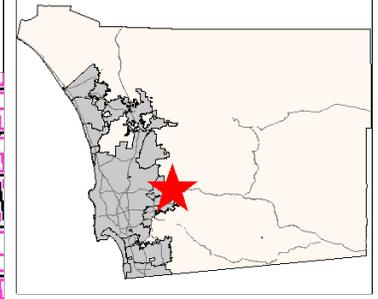
Scale: 1:2,488

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Lakeside Community Planning Area 1 - Environmental Factors (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Slope > 25%
- FEMA Flood Plains**
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Vernal Pool Locations
- Wetlands (RPO def.)
- Community Planning Area
- Community Planning Areas

Scale: 1:14,927

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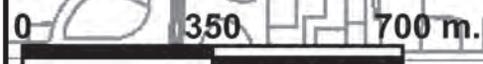
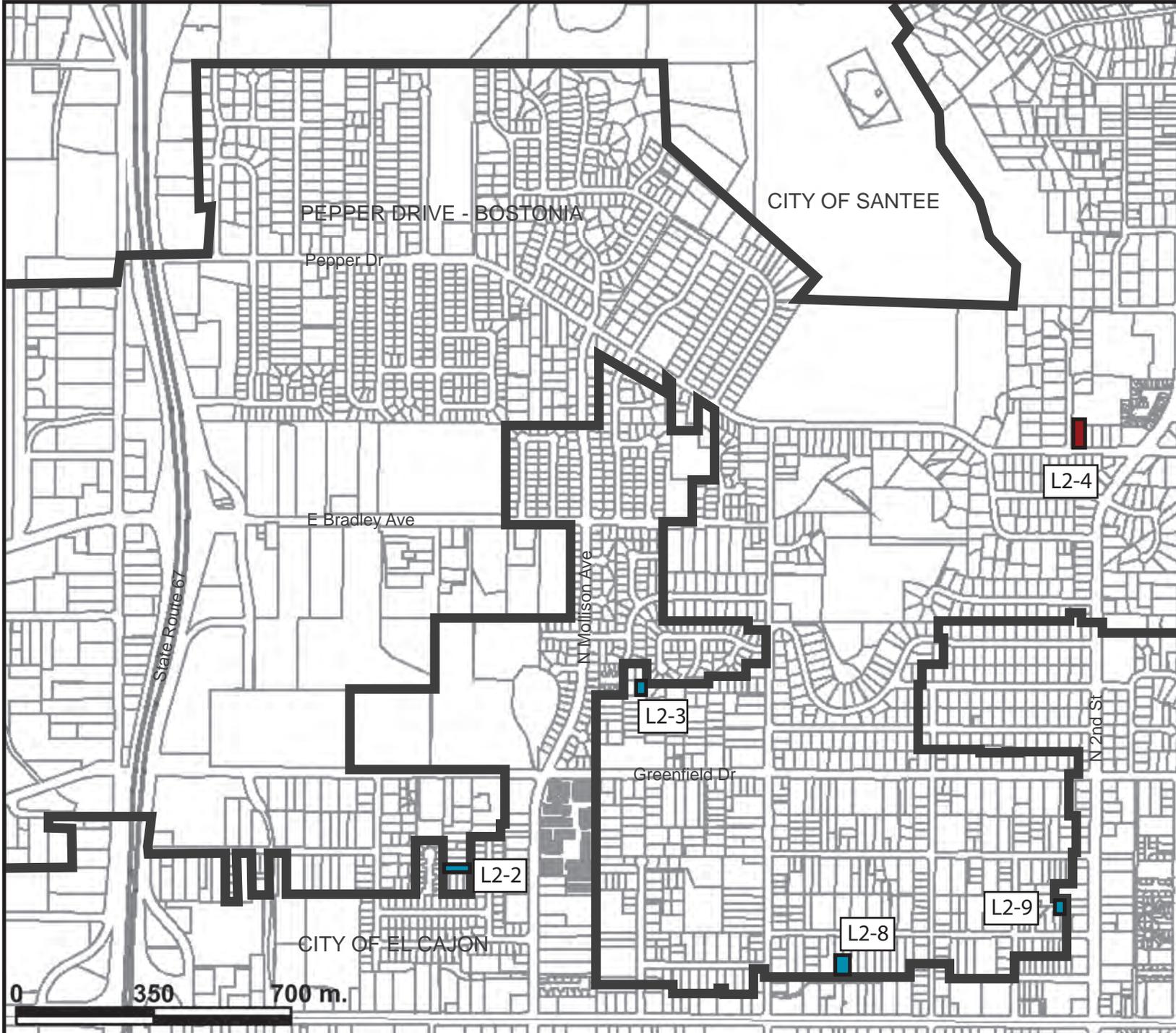
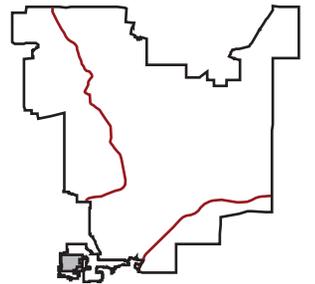
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DRAFT Housing Element Adequate Sites Inventory

- Legend**
- 30 du/acre
 - 24 du/acre
 - 20 du/acre
 - 15 du/acre
 - Mixed Use
 - Vacant Site
 - Underutilized Site
 - L2-# Table Reference

Location Map

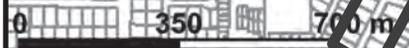
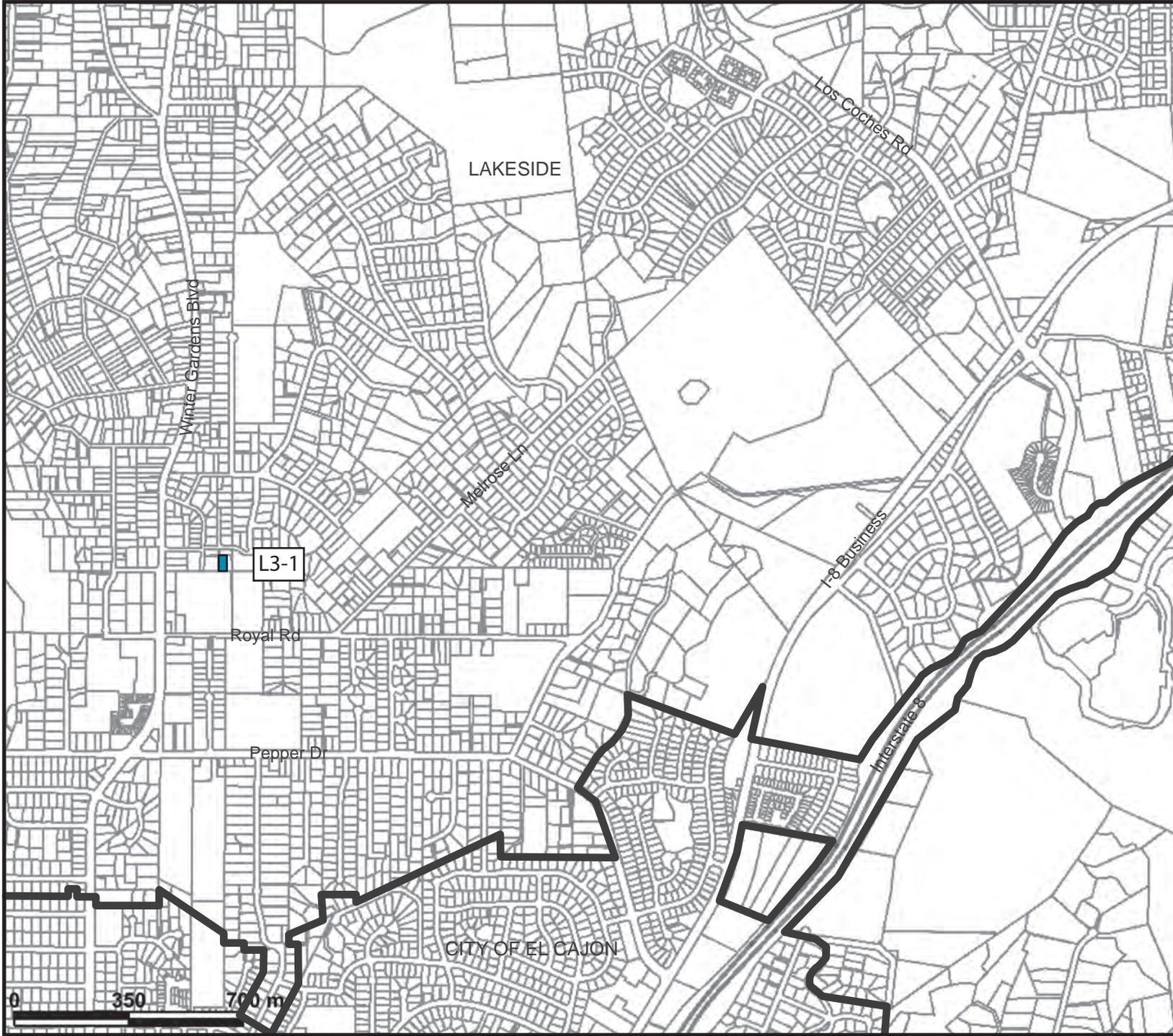
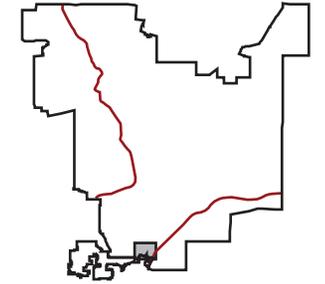


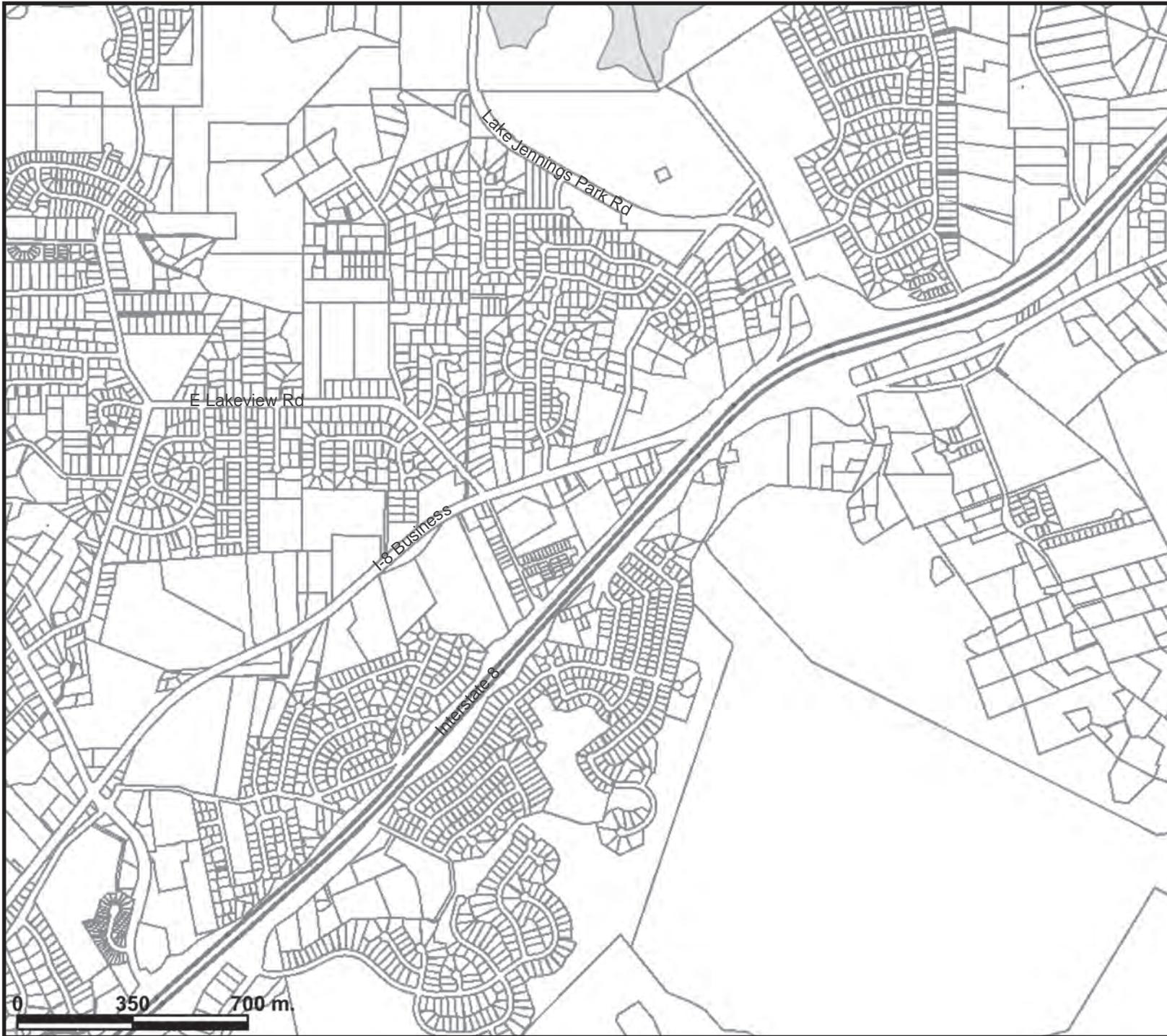
DRAFT Housing Element Adequate Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- L3-# Table Reference

Location Map



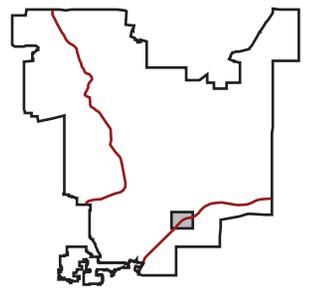


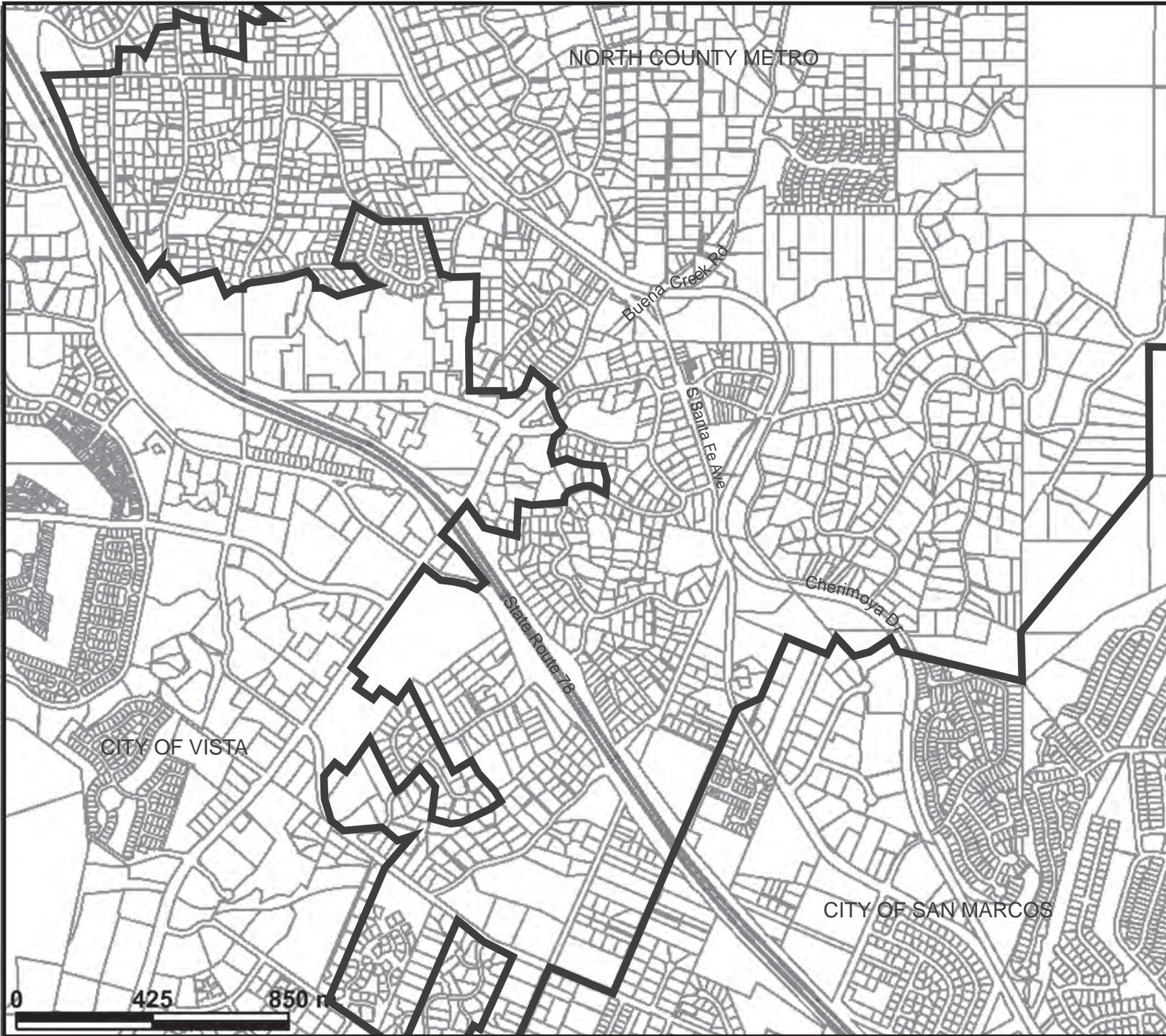
DRAFT Housing Element Adequate Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- L4-# Table Reference

Location Map



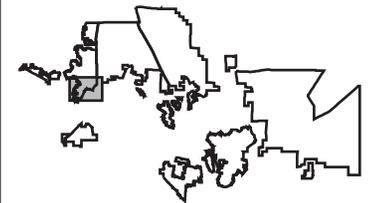


DRAFT Housing Element Adequate Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- N1-# Table Reference

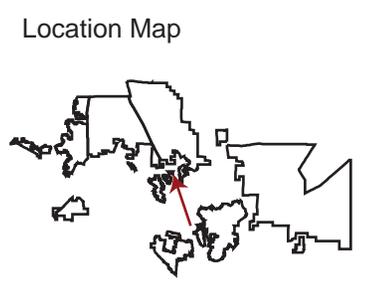
Location Map



0 425 850 ft

DRAFT Housing Element Adequate Sites Inventory

- Legend**
- 30 du/acre
 - 24 du/acre
 - 20 du/acre
 - 15 du/acre
 - Mixed Use
 - Vacant Site
 - Underutilized Site
 - N2-# Table Reference

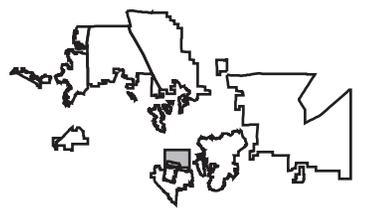


DRAFT Housing Element Adequate Sites Inventory

Legend

-  30 du/acre
-  24 du/acre
-  20 du/acre
-  15 du/acre
-  Mixed Use
-  Vacant Site
-  Underutilized Site
-  Table Reference

Location Map

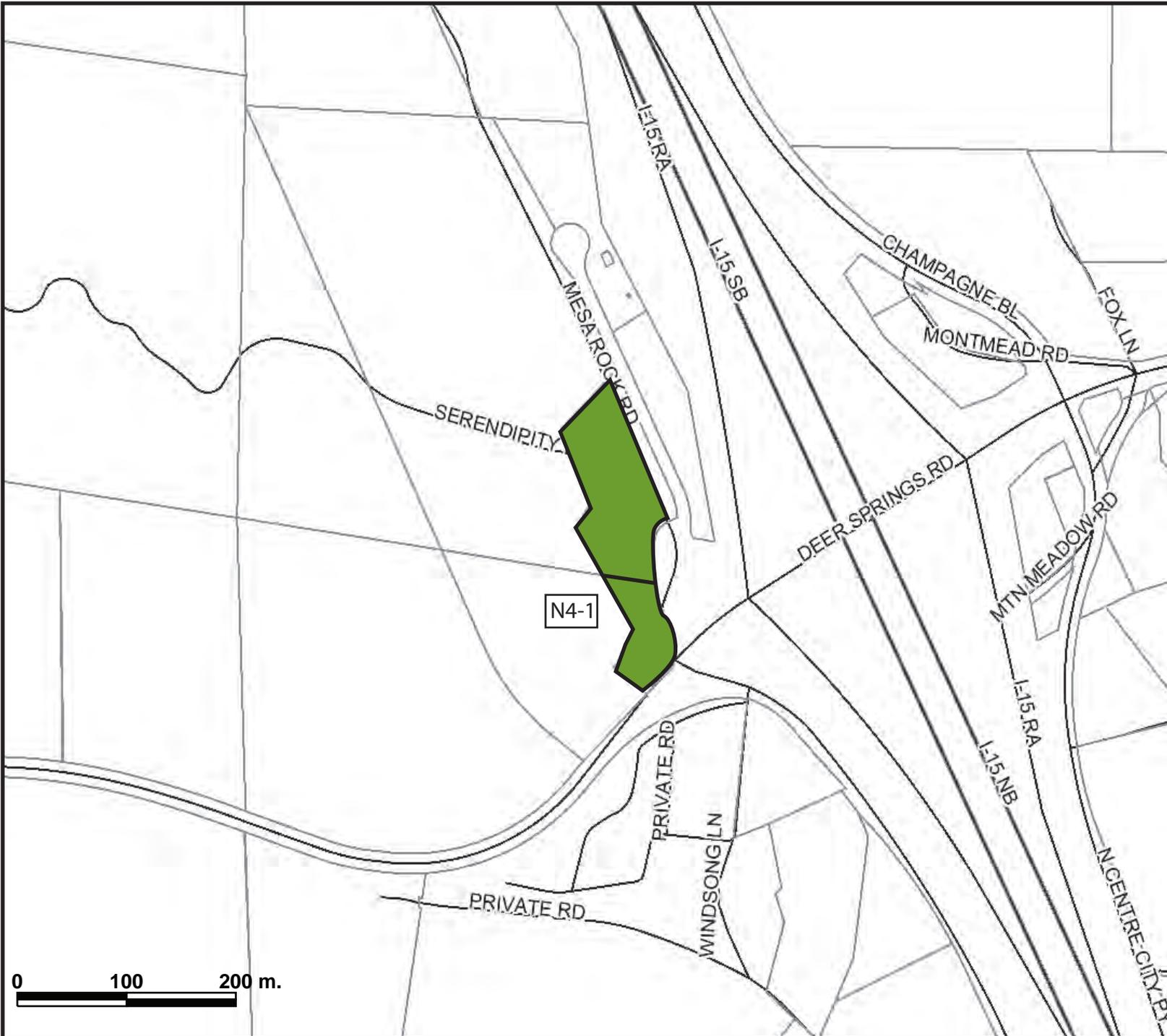
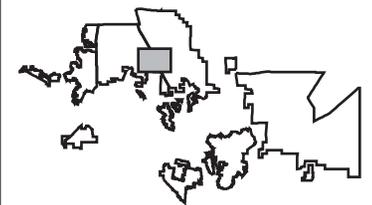


**DRAFT Housing Element
Adequate Sites Inventory**

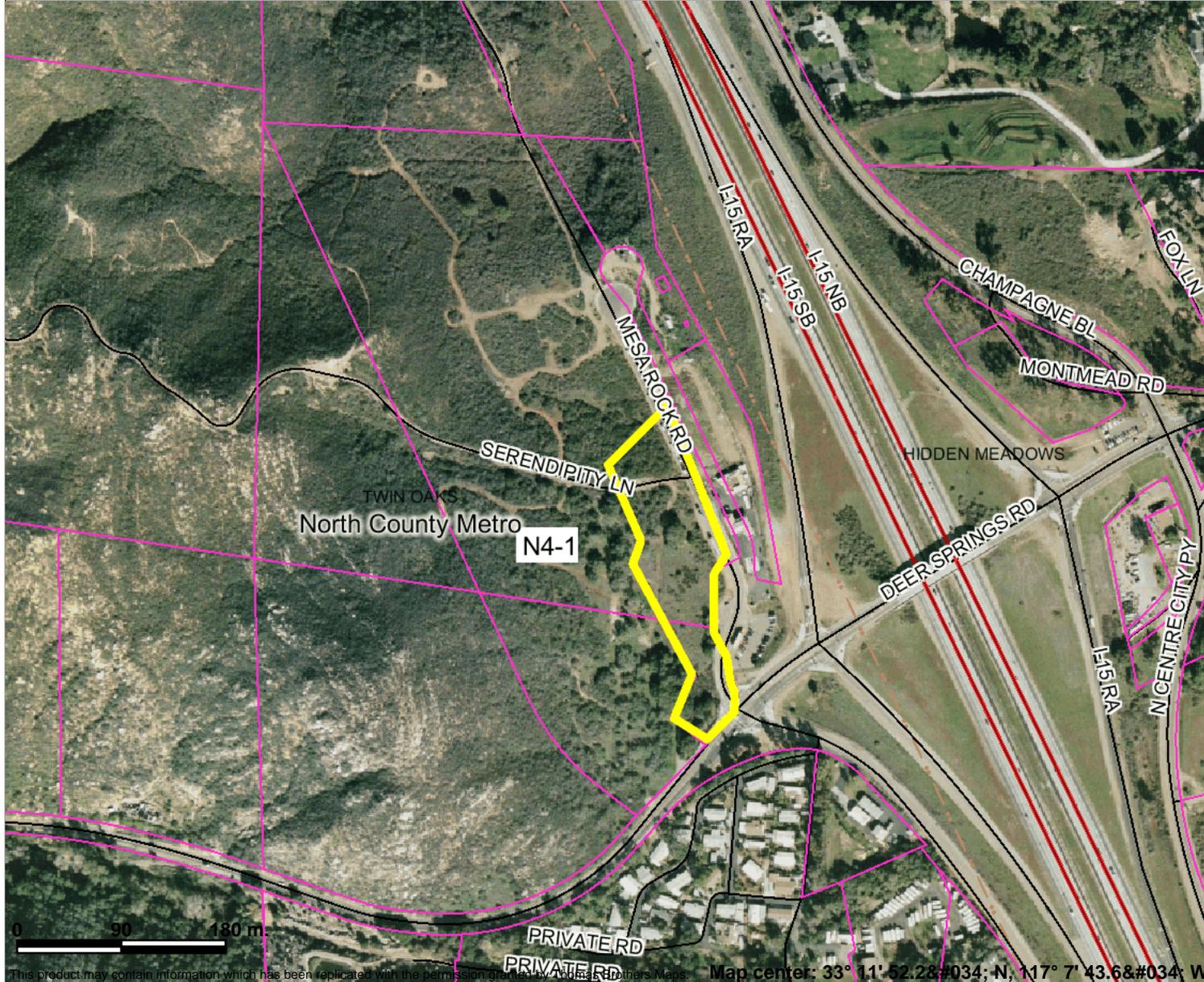
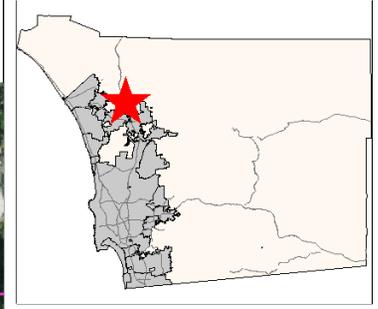
Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- N4-# Table Reference

Location Map



North County Metro Community Planning Area 4 - Aerial



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East

0 50 100 m

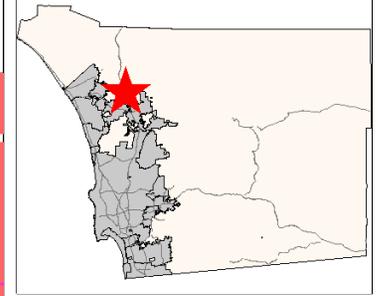
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Scale: 1:5,231

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North County Metro Community Planning Area 4 - Environmental Factors



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Slope > 25%
- FEMA Flood Plains**
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Vernal Pool Locations
- Wetlands (RPO def.)
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas

0 90 180 m.

Map center: 33° 11' 52.28" N, 117° 7' 43.68" W

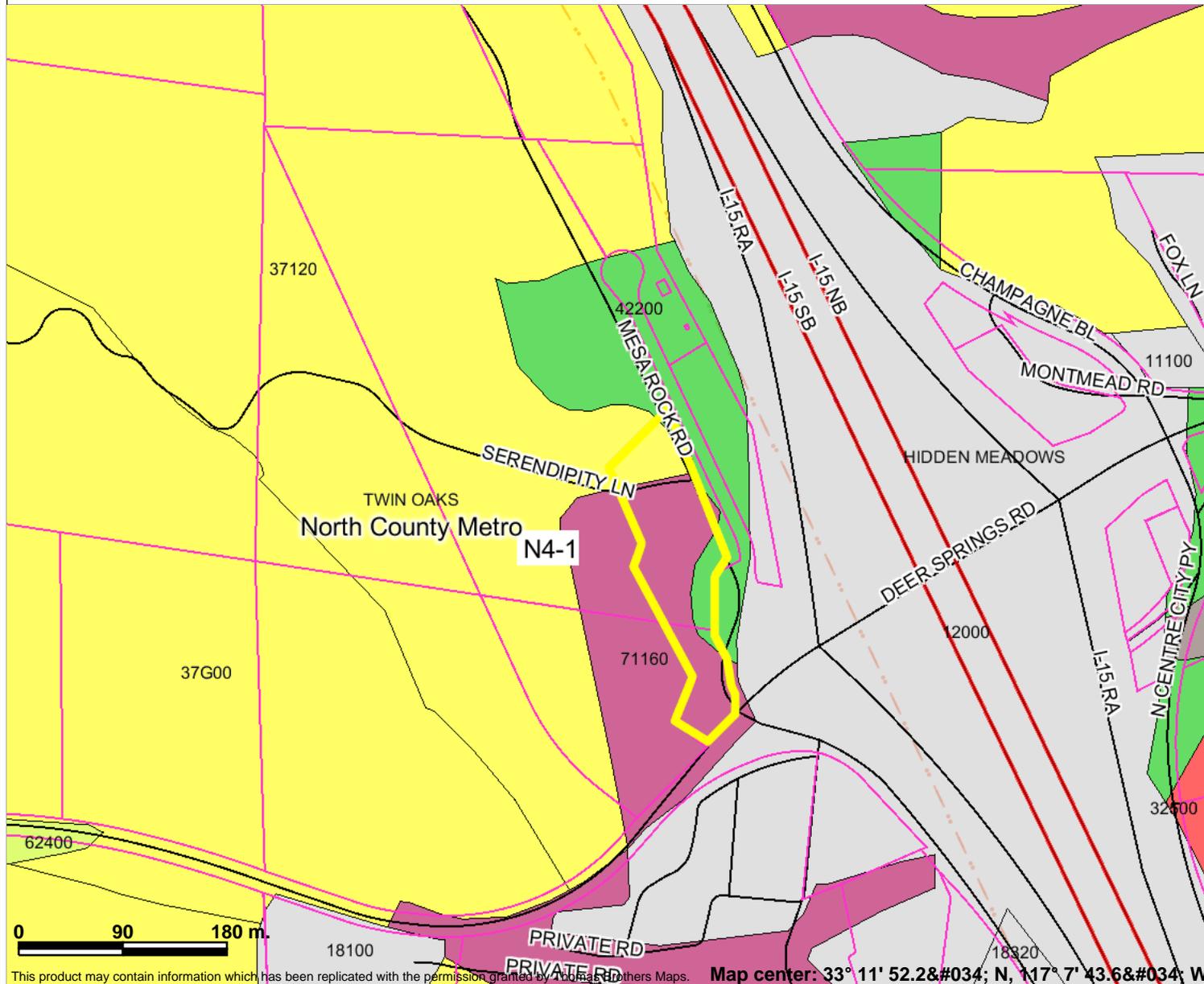
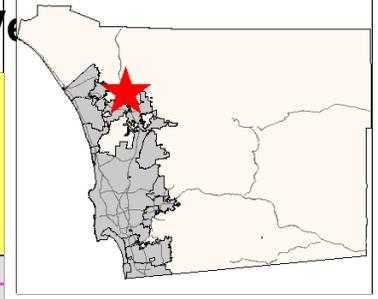
Scale: 1:5,231

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North County Metro Community Planning Area 4 - Aggregated Regional Vegetation



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas

0 90 180 m.

Map center: 33° 11' 52.2" N, 117° 7' 43.6" W

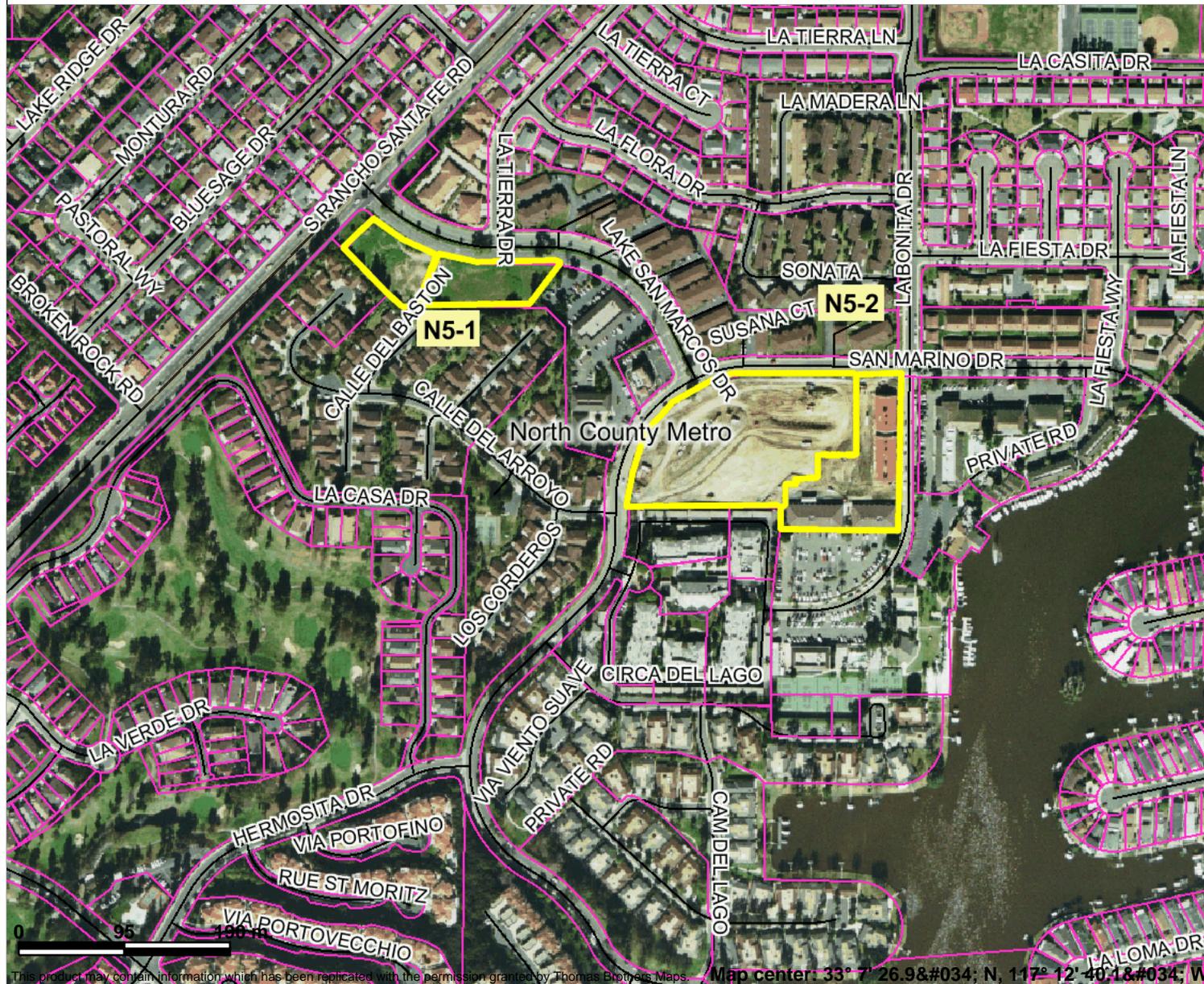
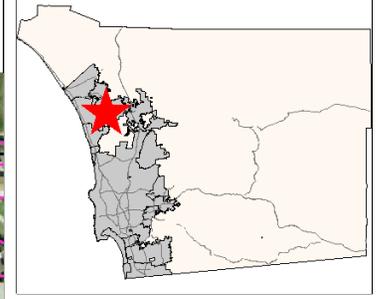
Scale: 1:5,231

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North County Metro Subregional Planning Area 5 - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East

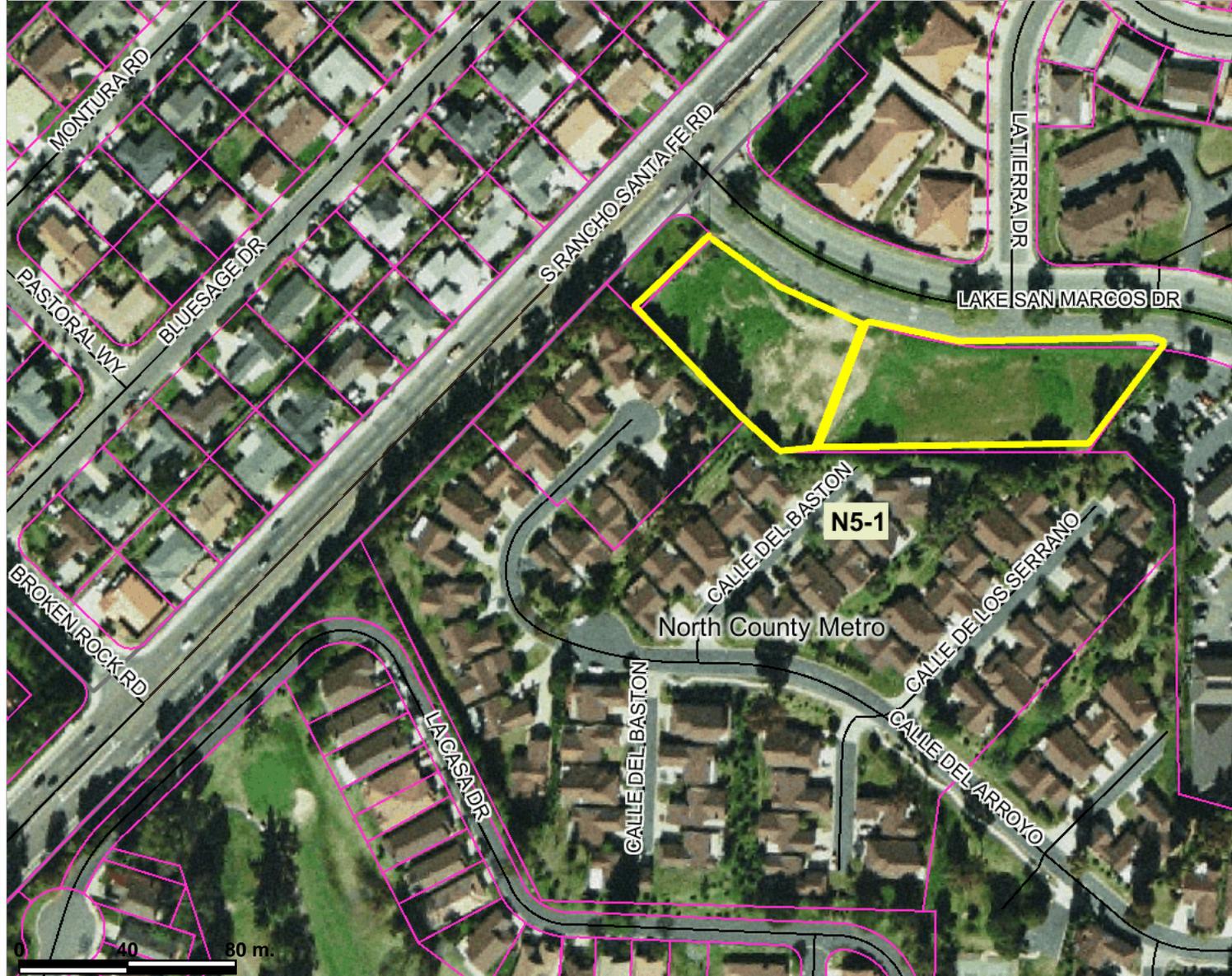
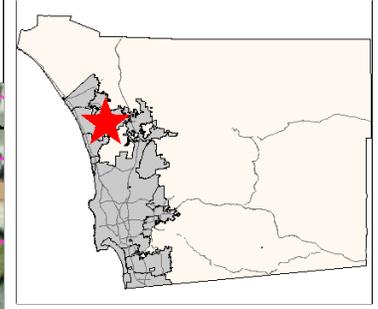
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Map center: 33° 7' 26.98" N, 117° 12' 40.18" W

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Scale: 1:5,441

North County Metro Subregional Planning Area 5a - Aerial (Existing)



- ### Legend
- Parcels with out labels
 - Highways
 - Freeways
 - Streets
 - Sponsor Groups
 - Sponsor Groups
 - Other
 - Community Planning Area
 - Community Planning Areas
 - 2008 Orthophoto South West
 - 2008 Orthophoto South East
 - 2008 Orthophoto North West
 - 2008 Orthophoto North East

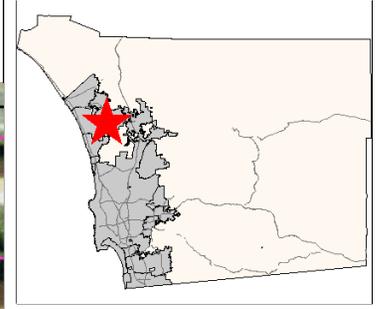
Scale: 1:2,287

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North County Metro Subregional Planning Area 5b - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East



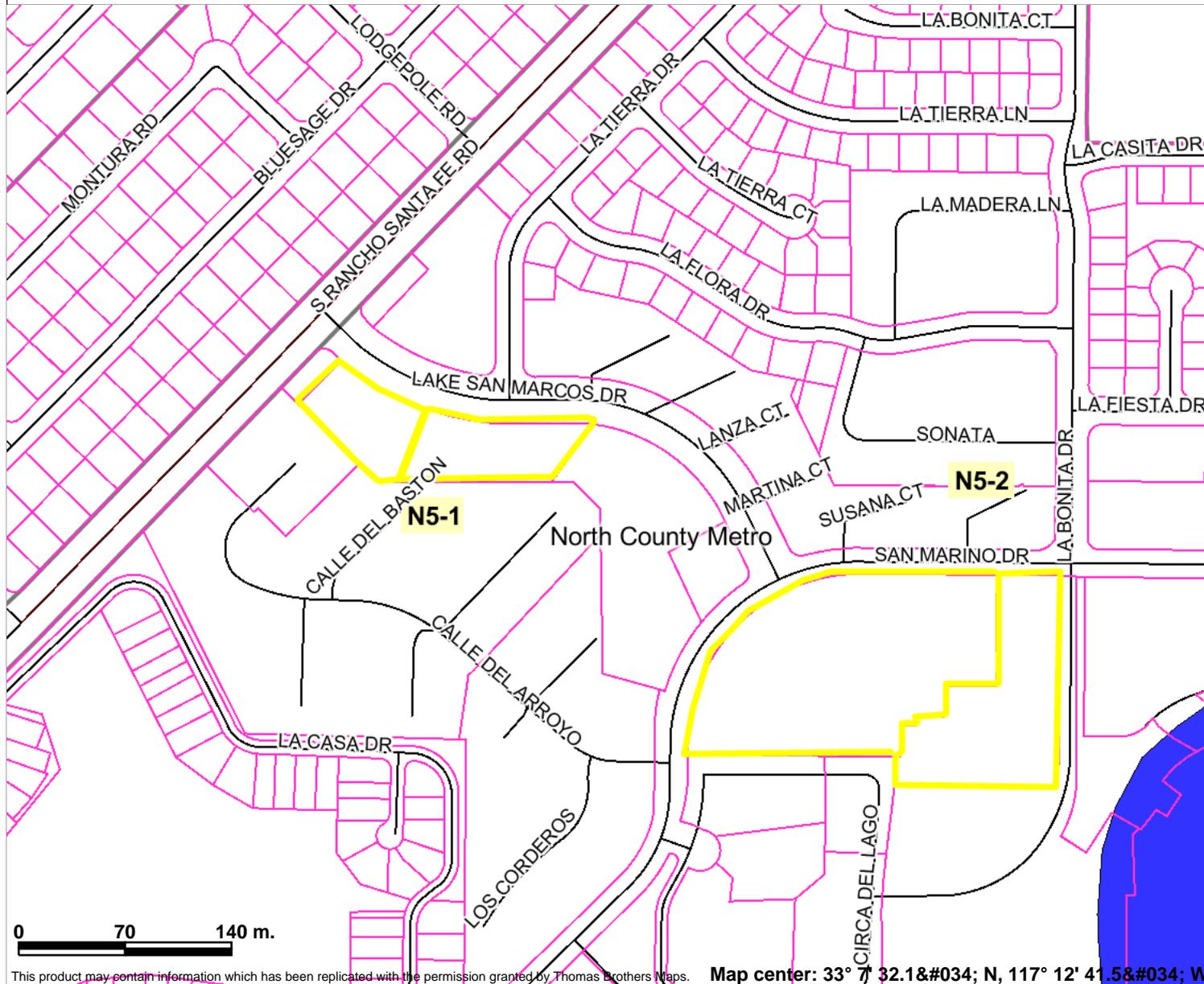
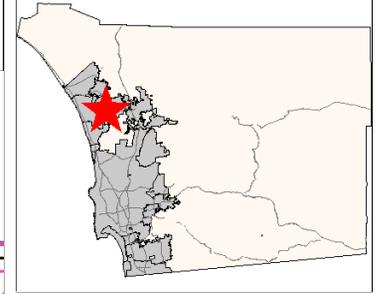
Scale: 1:2,287

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North County Metro Subregional Planning Area 5- Environmental Factors (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Slope > 25%
- FEMA Flood Plains**
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Vernal Pool Locations
- Wetlands (RPO def.)
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas

0 70 140 m.

Map center: 33° 7' 32.18" N, 117° 12' 41.58" W

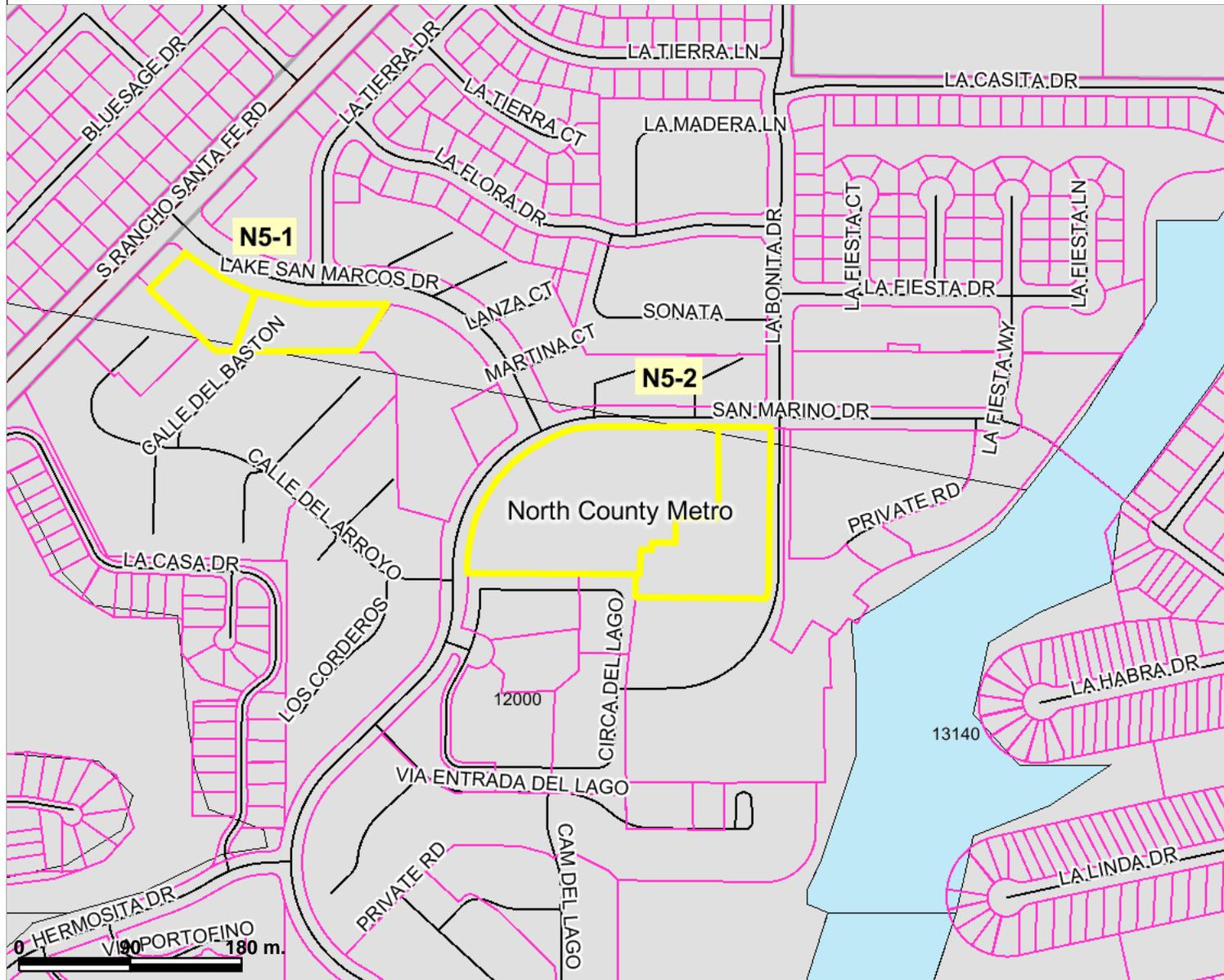
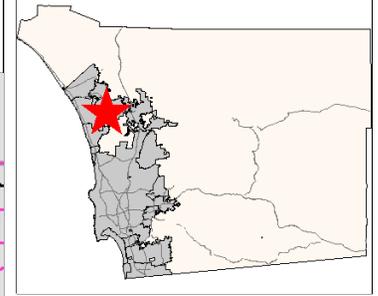
Scale: 1:3,981

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NC Metro Subregional Planning Area 5 - Aggregated Reg. Vegetation (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- Community Planning Area
- Community Planning Areas

Scale: 1:4,976

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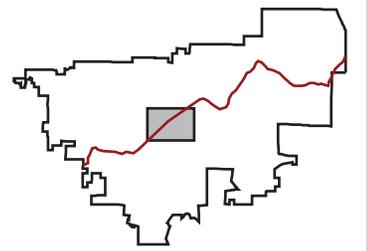


DRAFT Housing Element Adequate Sites Inventory

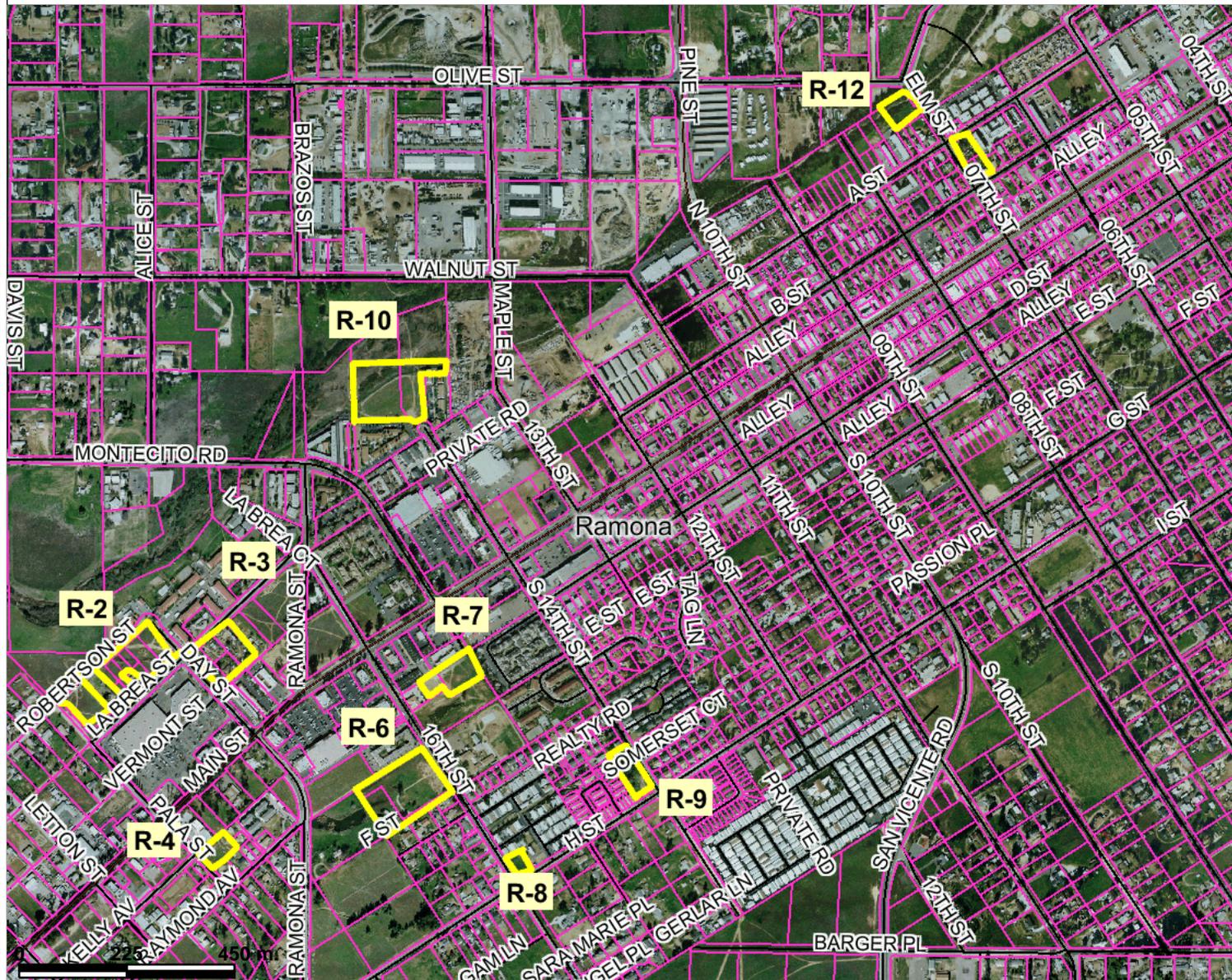
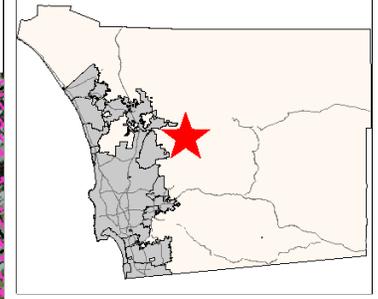
Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- R-# Table Reference

Location Map



Ramona Community Planning Area 1 - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East



Scale: 1:12,937

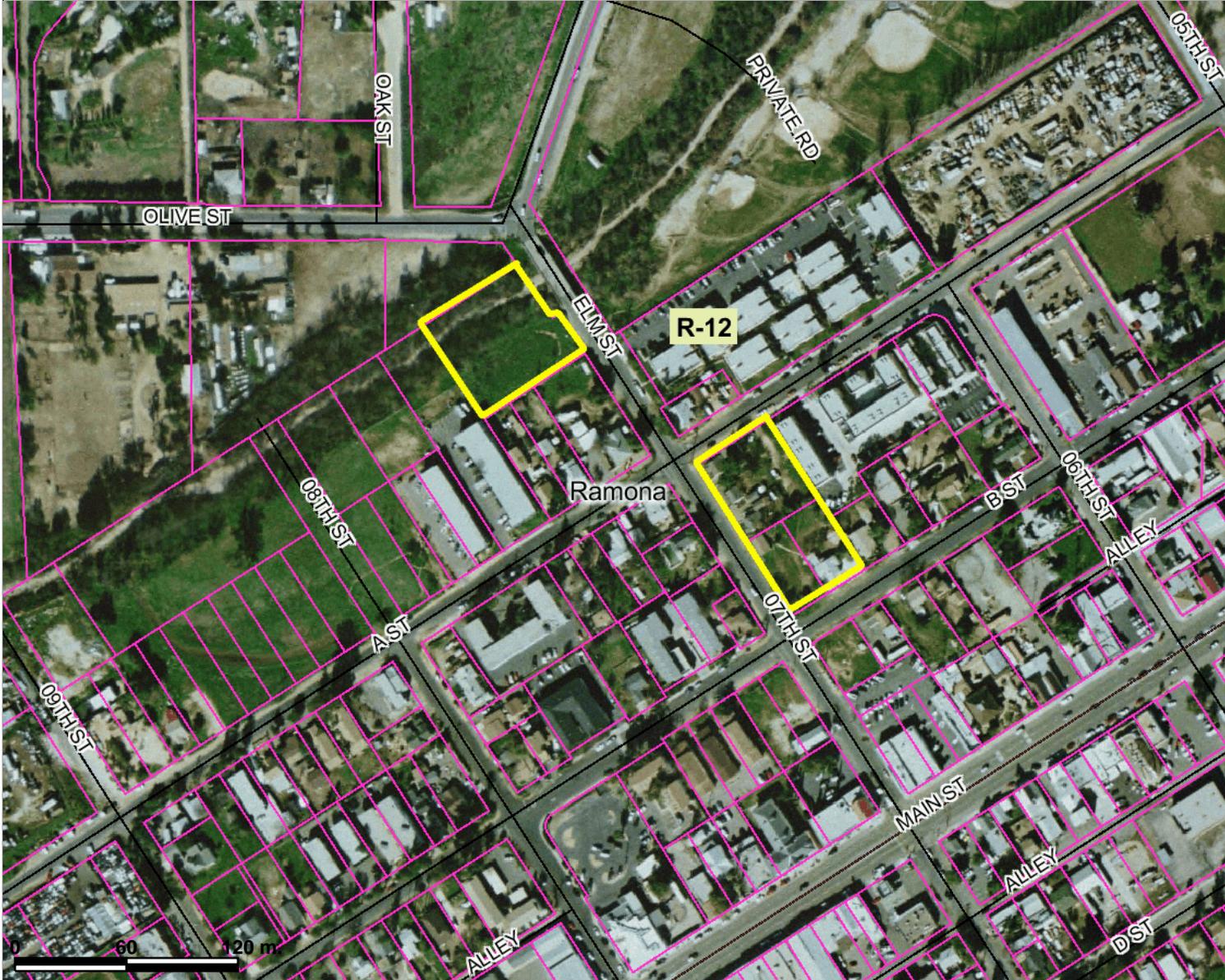
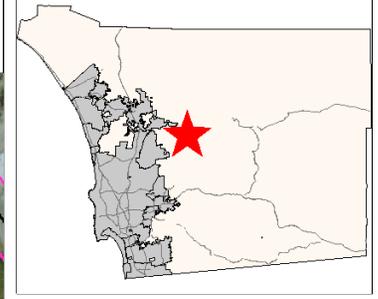
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Map center: 32° 2' 228#034' N, 116° 57' 208#034' W

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Ramona Community Planning Area 1i - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East



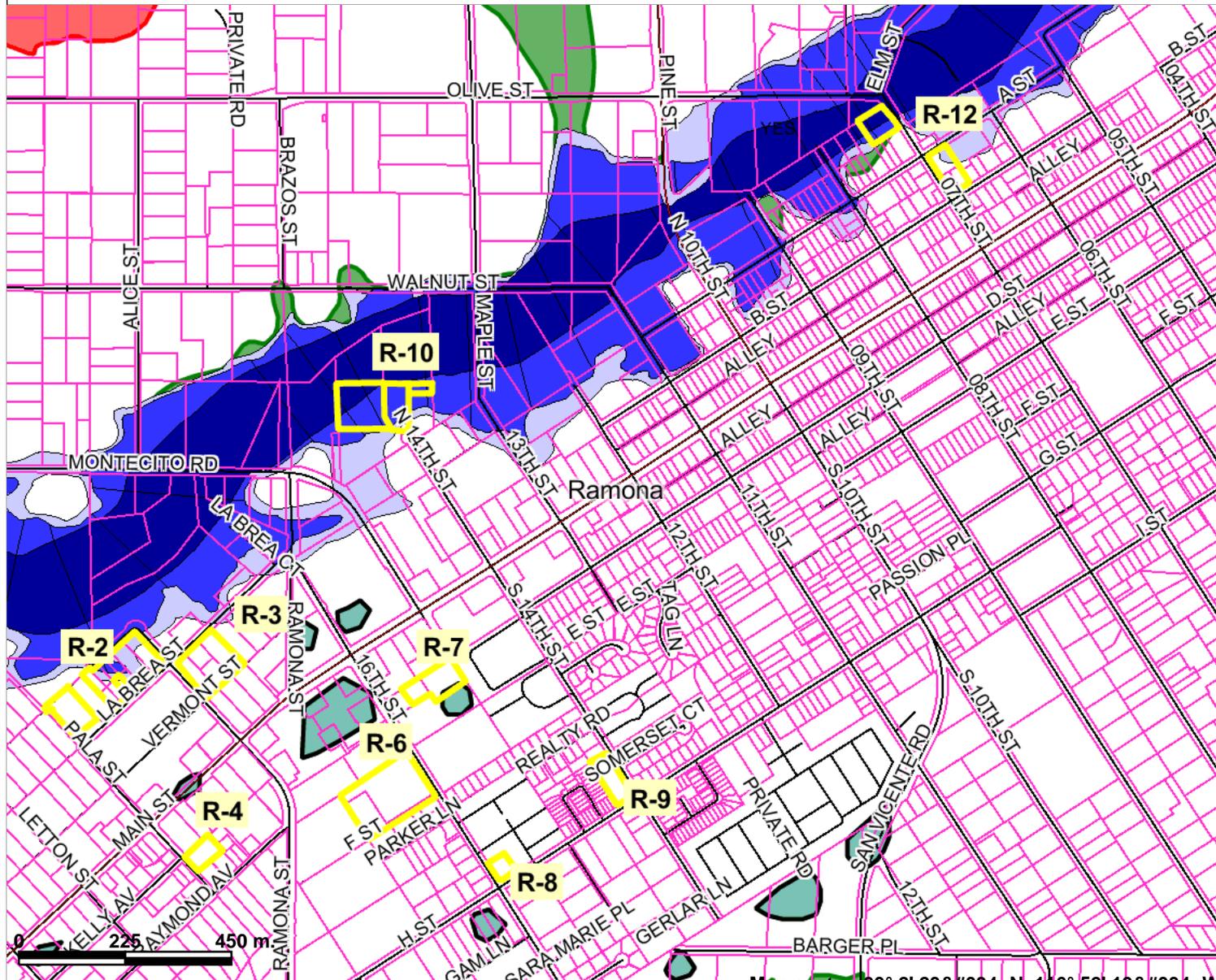
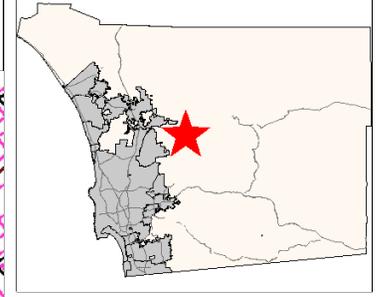
Map center: 33° 2' 46.28" #034" N, 116° 51' 55.88" #034" W

Scale: 1:3,325

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Ramona Community Planning Area 1 - Environmental Factors (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Slope > 25%
- FEMA Flood Plains**
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Vernal Pool Locations
- Wetlands (RPO def.)
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas

Scale: 1:12,937

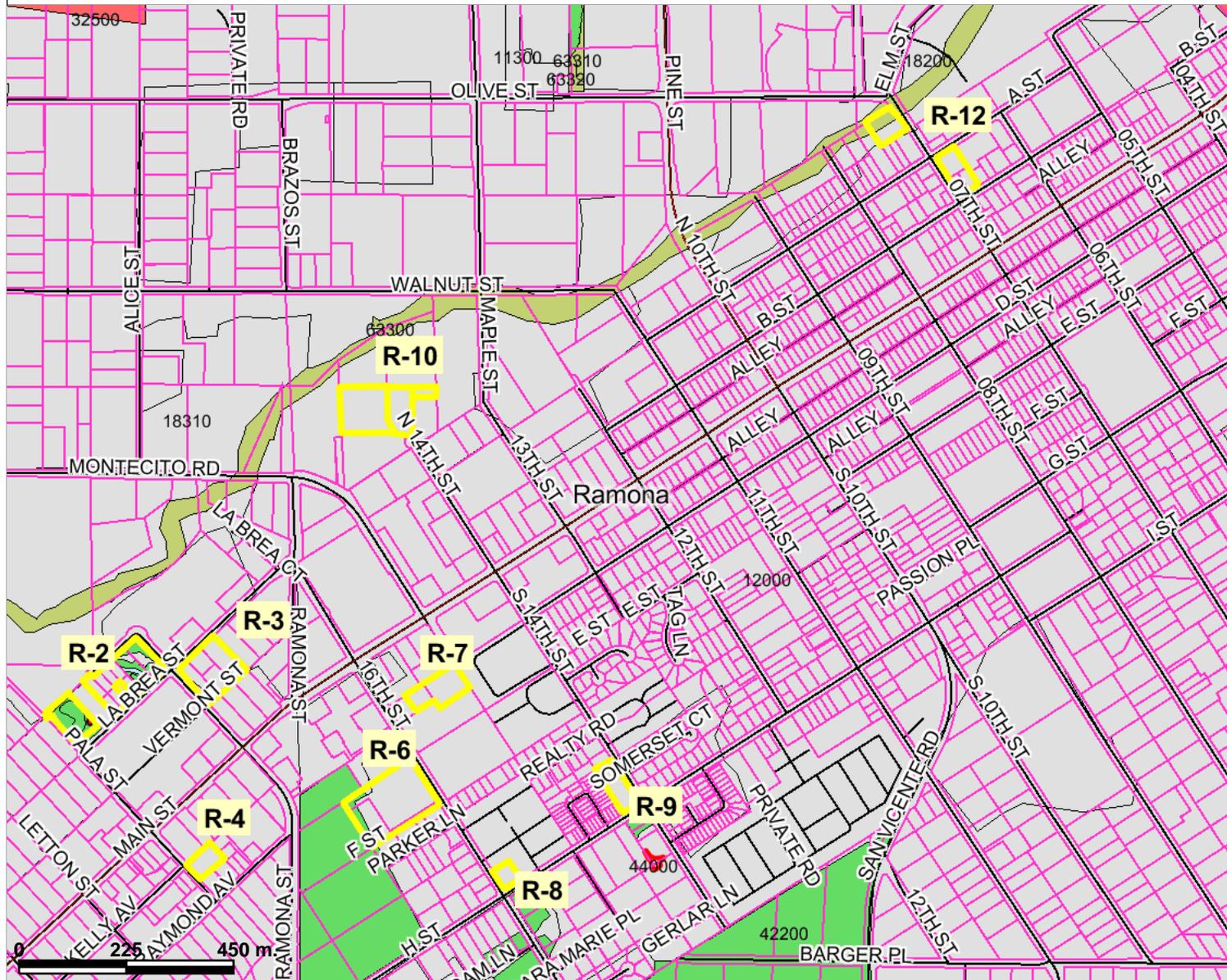
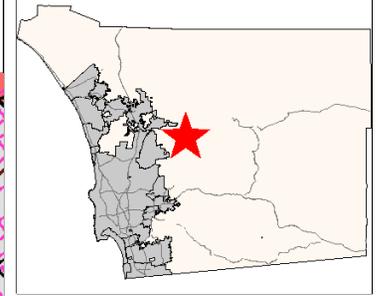
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Map center: 33° 2' 23.8\"/>

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Ramona Community Planning Area 1 - Aggregated Reg. Vegetation (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas

Scale: 1:12,937

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Map center: 33° 2' 23.8" N, 116° 52' 19.8" W

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RAMONA



DRAFT Housing Element Adequate Sites Inventory

Legend

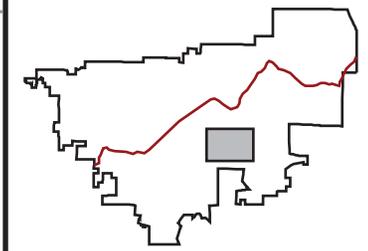
-  30 du/acre
-  24 du/acre
-  20 du/acre
-  15 du/acre
-  Mixed Use
-  Vacant Site
-  Underutilized Site
-  R-# Table Reference

Gunn Stage Rd.

R-13

San Vicente Rd.

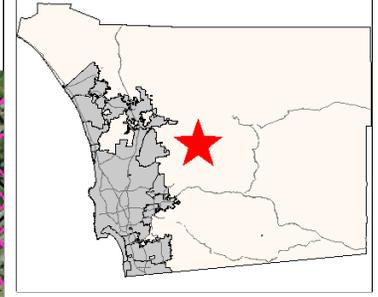
Location Map



0 250 500 m.



Ramona Community Planning Area 2 - Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East

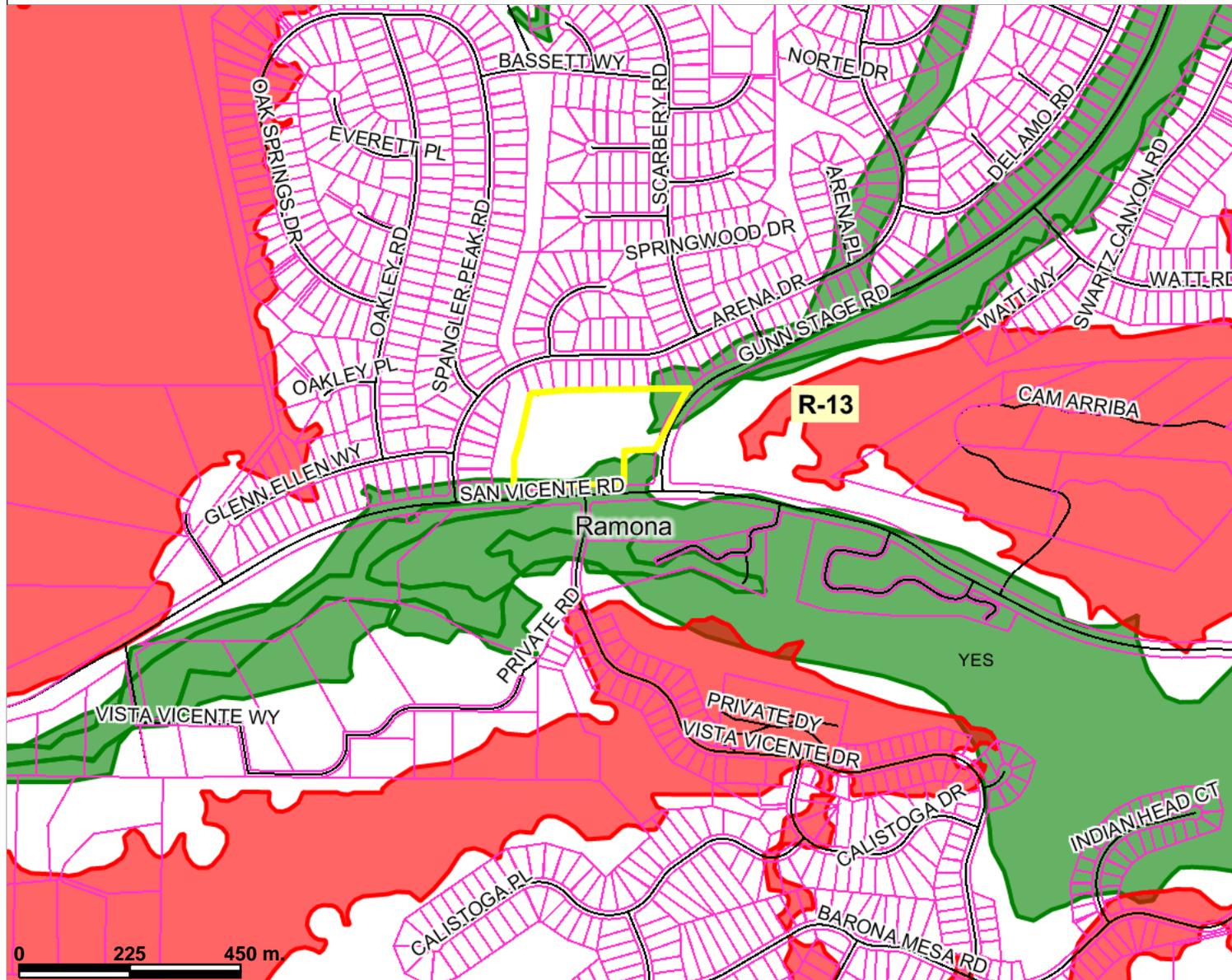
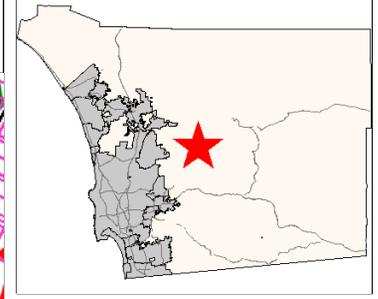
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Scale: 1:7,961



Ramona Community Planning Area 2 - Environmental Factors (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Slope > 25%
- FEMA Flood Plains**
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Vernal Pool Locations
- Wetlands (RPO def.)
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas

Scale: 1:12,583



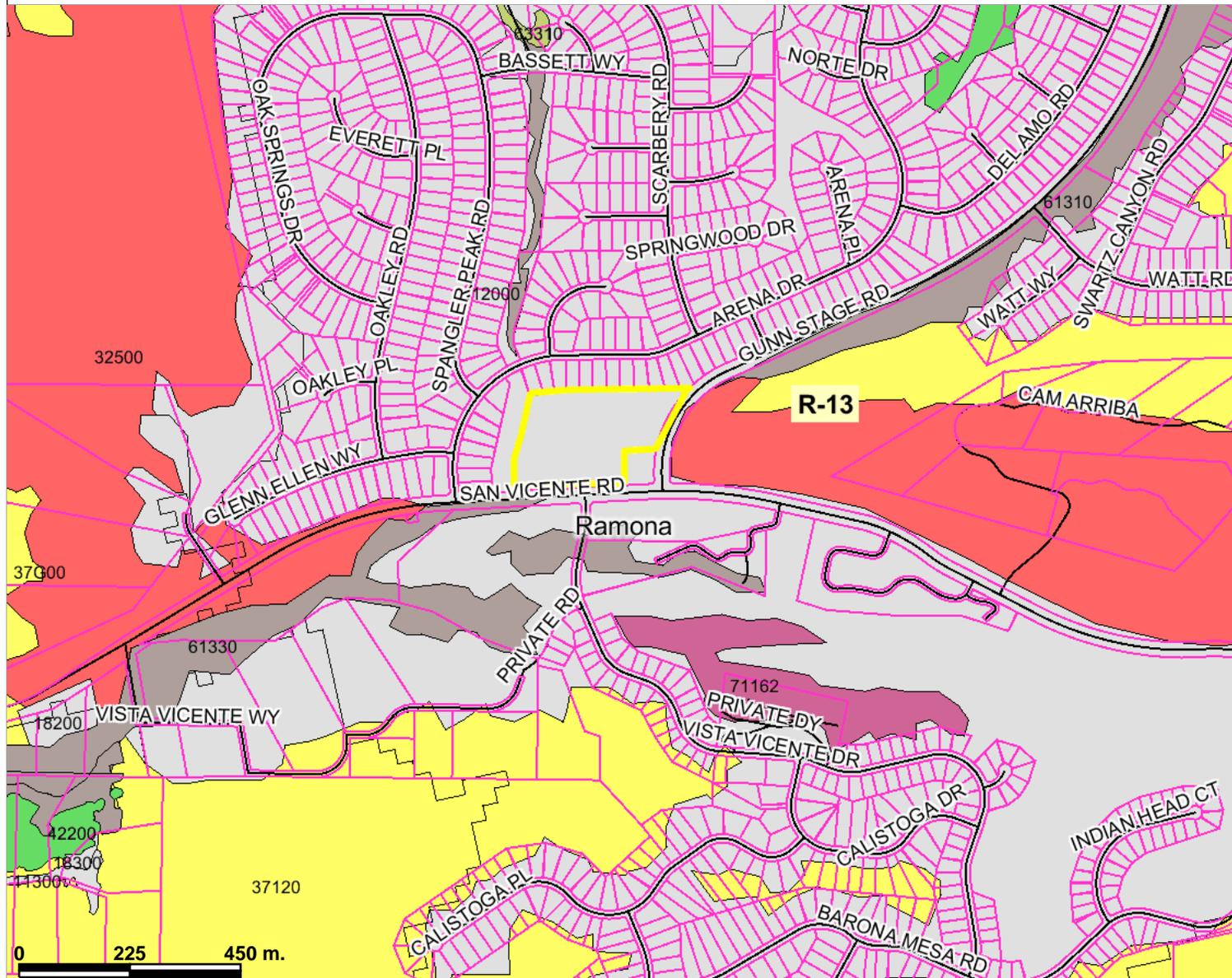
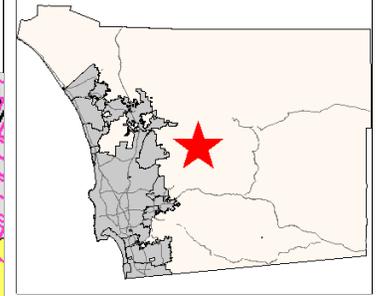
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Map center: 33° 0' 19.8" N, 116° 49' 6" W

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Ramona Community Planning Area 2 - Aggregated Reg. Vegetation (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area
- Community Plannino Areas

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Map center: 33° 0' 19.8" #034; N, 116° 49' 6.8" #034; W

Scale: 1:12,583

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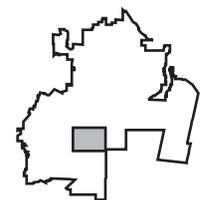
DRAFT Housing Element Adequate Sites Inventory

Legend

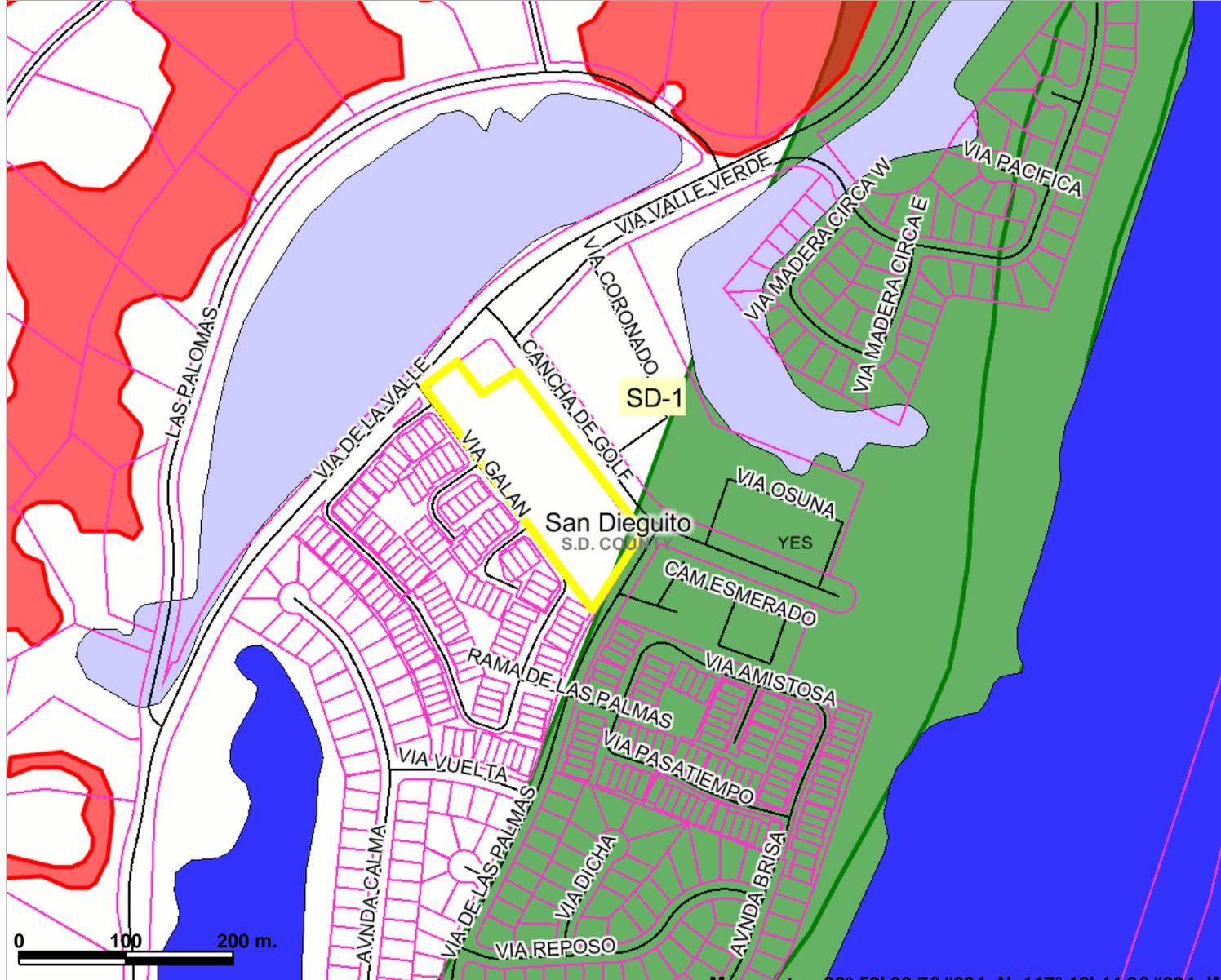
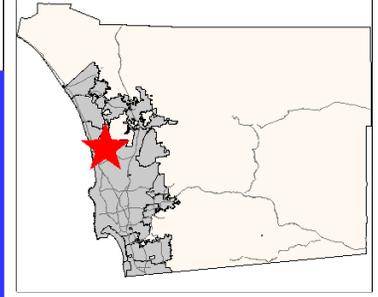
- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- S-# Table Reference



Location Map



San Dieguito CPA - Environmental Factors



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Slope > 25%
- FEMA Flood Plains**
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Vernal Pool Locations
- Wetlands (RPO def.)
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area**
- Community Planning Areas
- Incorporated Areas**
- S.D. COUNTY
- Other

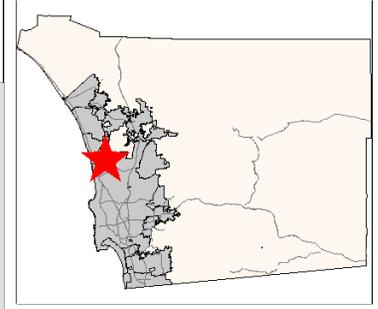
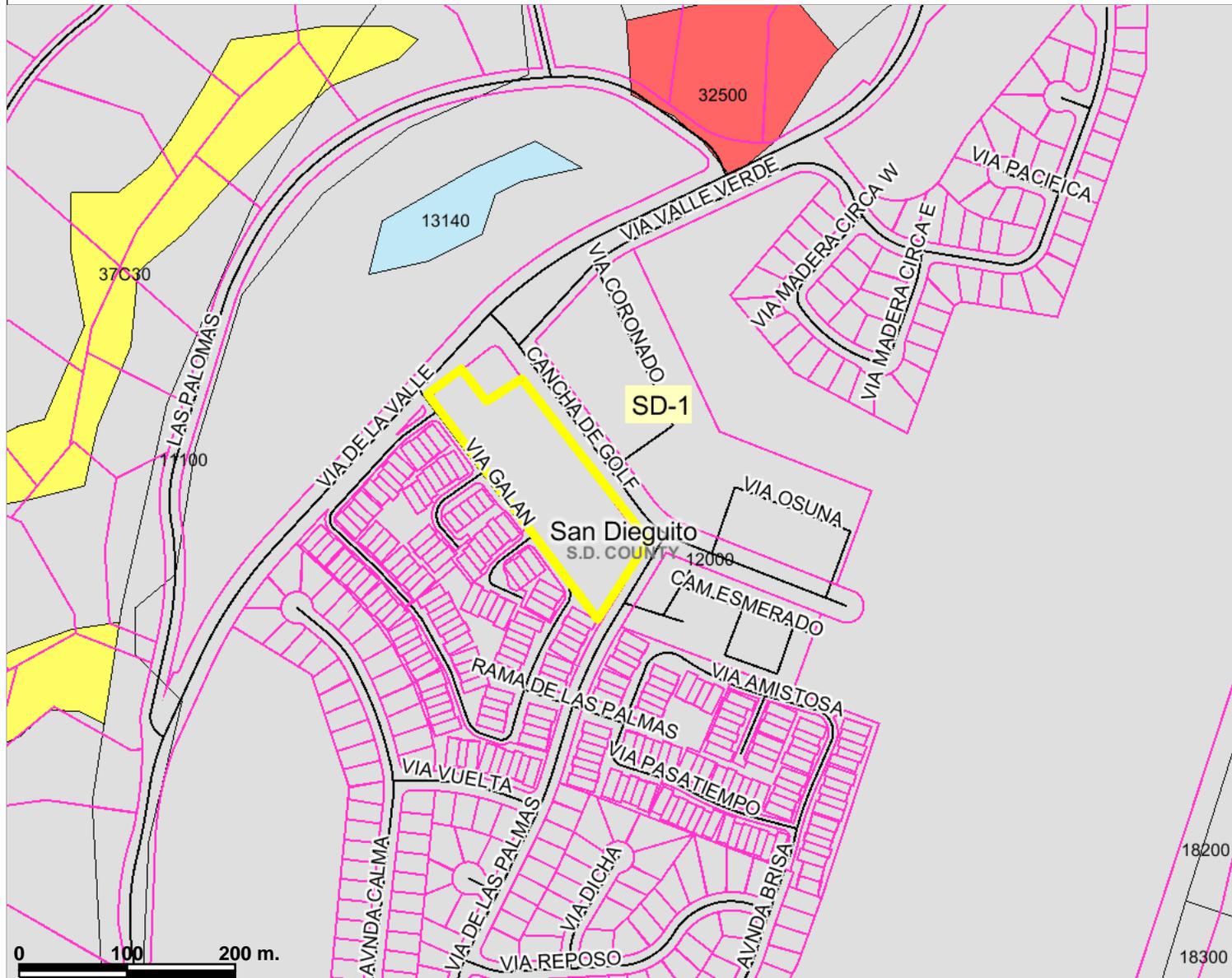
Scale: 1:5,731

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San Dieguito CPA - Aggregated Regional Veg.



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas

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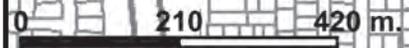
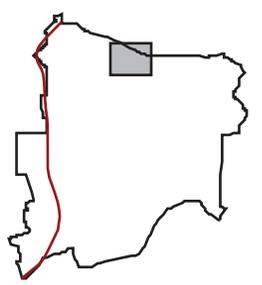


DRAFT Housing Element Adequate Sites Inventory

Legend

-  30 du/acre
-  24 du/acre
-  20 du/acre
-  15 du/acre
-  Mixed Use
-  Vacant Site
-  Underutilized Site
-  S1-# Table Reference

Location Map

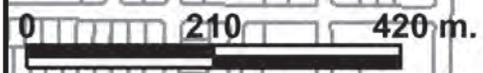
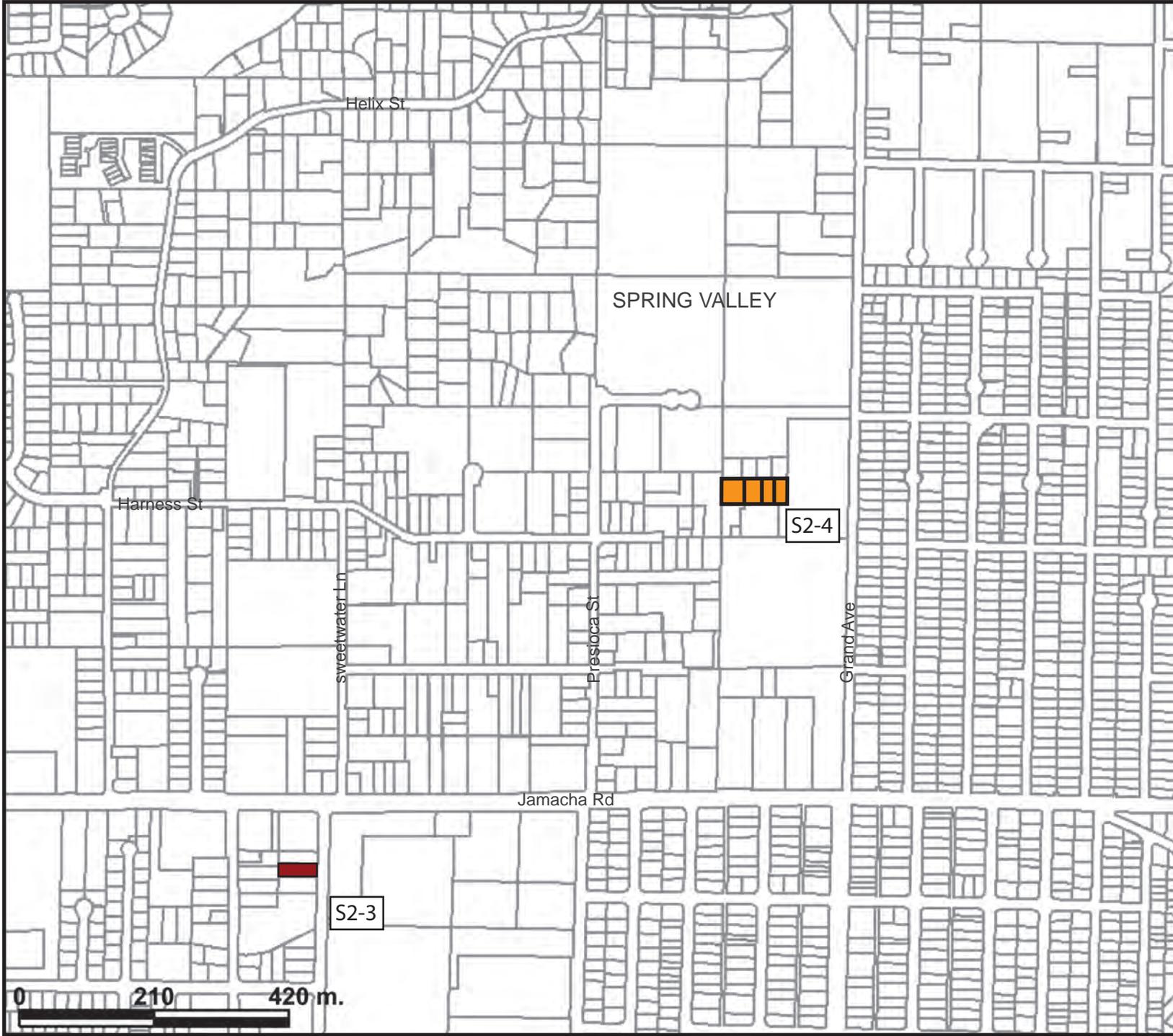
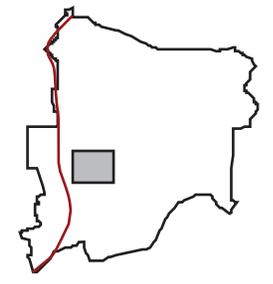


DRAFT Housing Element Adequate Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- S2-# Table Reference

Location Map

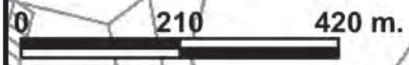
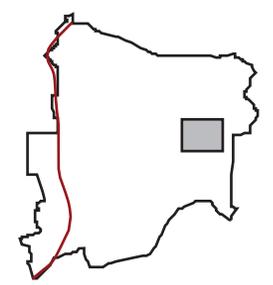


DRAFT Housing Element Adequate Sites Inventory

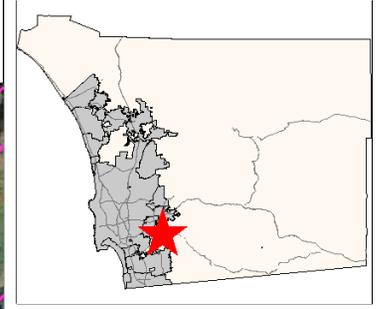
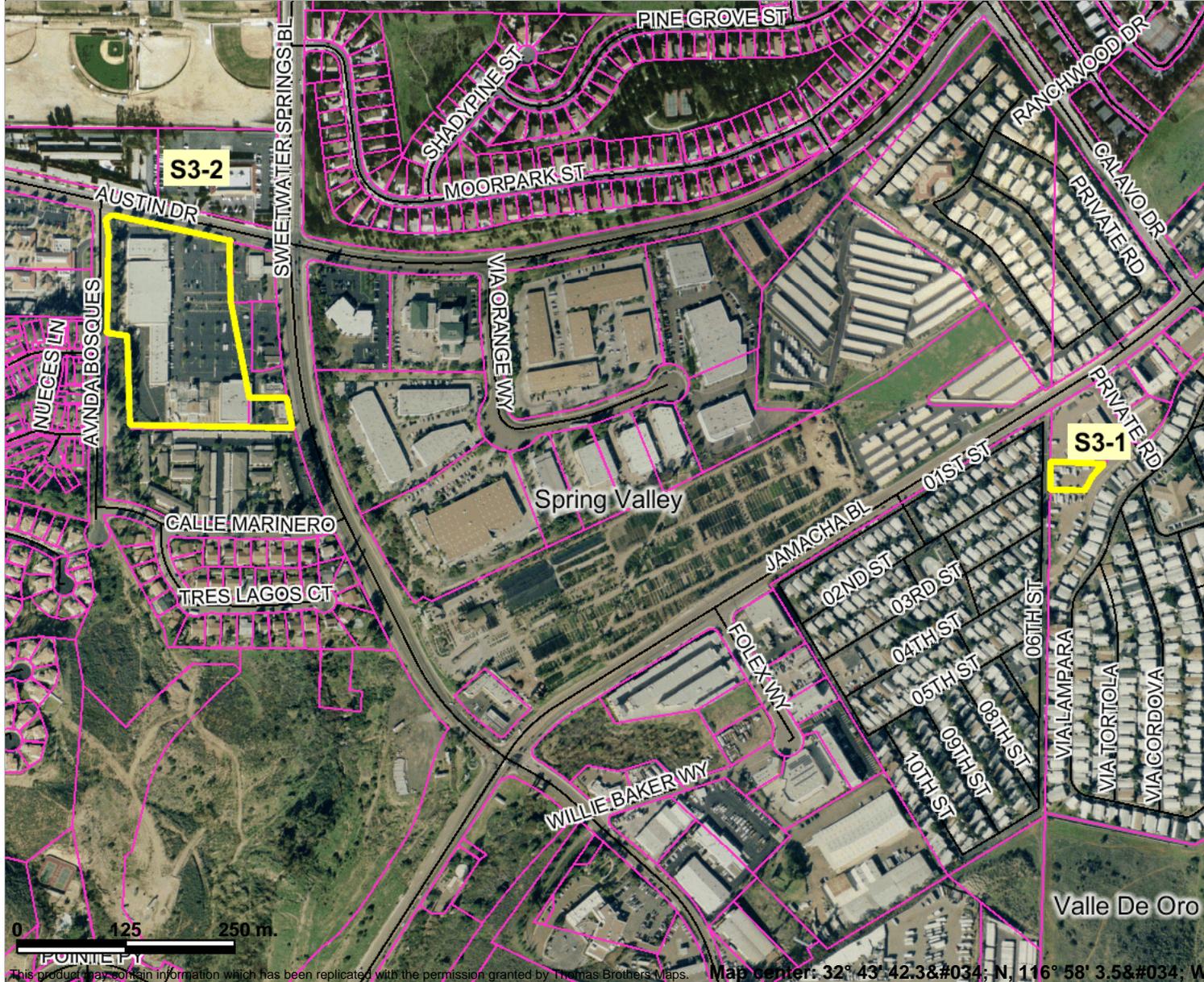
Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- Mixed Use
- Vacant Site
- Underutilized Site
- S3-# Table Reference

Location Map



Spring Valley Community Planning Area 3- Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East

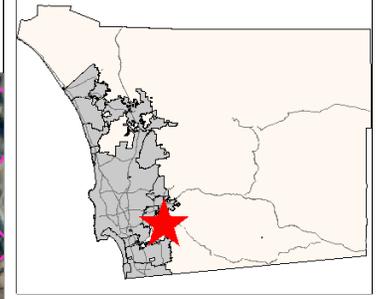
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Scale: 1:6,966

County of San Diego
Department of Planning and Land Use
DPLU GIS

Spring Valley Community Planning Area 3a- Aerial (Existing)



- ### Legend
- Parcels with out labels
 - ~ Highways
 - ~ Freeways
 - ~ Streets
 - Community Planning Area
 - Community Planning Areas
 - 2008 Orthophoto South West
 - 2008 Orthophoto South East
 - 2008 Orthophoto North West
 - 2008 Orthophoto North East



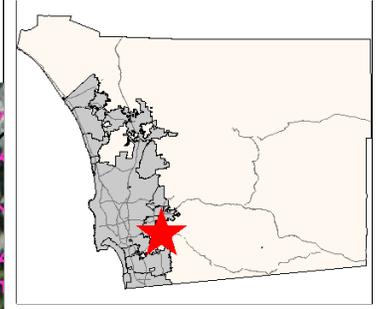
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Spring Valley Community Planning Area 3b- Aerial (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Community Planning Area
- Community Planning Areas
- 2008 Orthophoto South West
- 2008 Orthophoto South East
- 2008 Orthophoto North West
- 2008 Orthophoto North East



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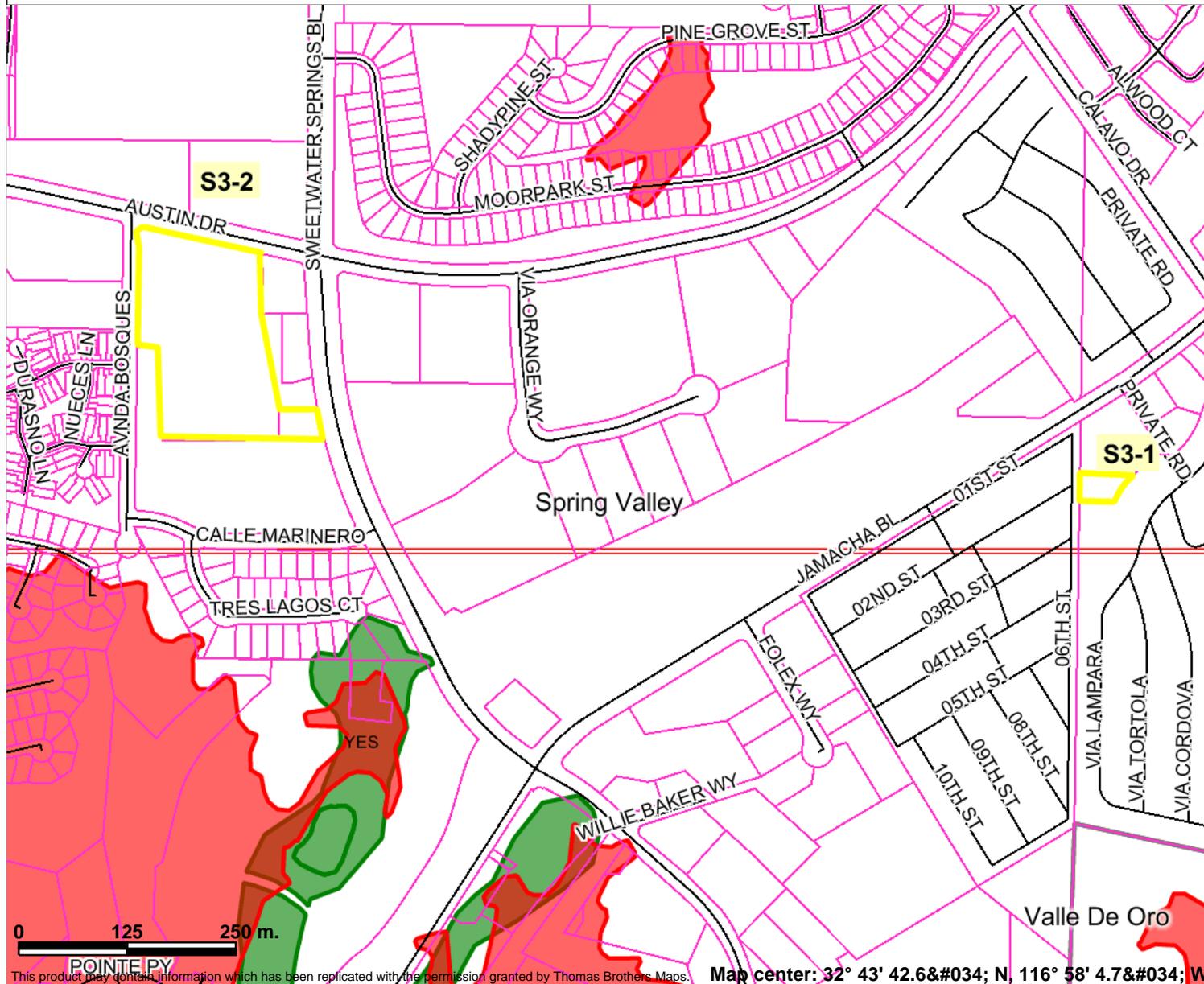
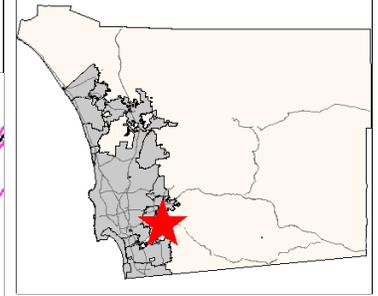


Scale: 1:3,346

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Spring Valley Community Planning Area 3- Environmental Factors (Existing)



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Slope > 25%
- FEMA Flood Plains**
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Vernal Pool Locations
- Wetlands (RPO def.)
- Community Planning Area
- Community Planning Areas



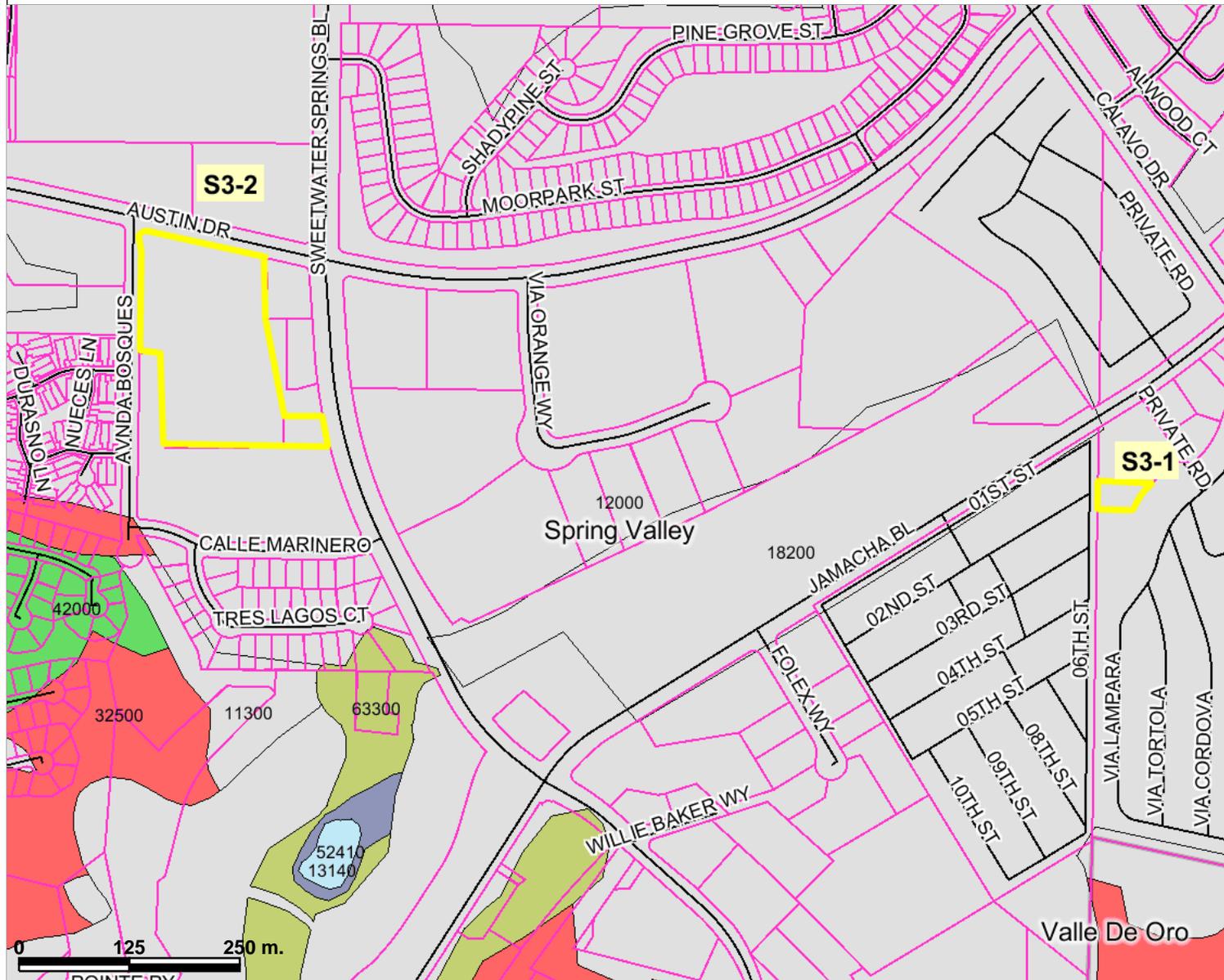
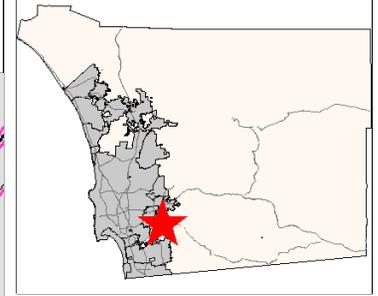
Scale: 1:6,966

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SV Community Planning Area 3- Aggregated Reg. Vegetation



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- Community Planning Area
- Community Planning Areas

Map center: 32° 43' 42.6" N, 116° 58' 4.7" W

Scale: 1:6,966

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