

**County of San Diego
Housing Element Inventory
Spring Valley**

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
<i>S1-1</i>	<i>5780115200</i>	<i>0.5</i>	<i>Vacant</i>	<i>VR10.9</i>	<i>10.9</i>	<i>4</i>	
<i>S1-2</i>	<i>5780110700</i>	<i>0.99</i>	<i>Underutilized (Single Family Residential)</i>	<i>VR10.9</i>	<i>10.9</i>	<i>8</i>	
<i>S1-3</i>	<i>5780114800</i>	<i>0.58</i>	<i>Vacant</i>	<i>VR10.9</i>	<i>10.9</i>	<i>5</i>	
<i>S2-1</i>	<i>5780128000</i>	<i>1.12</i>	<i>Vacant</i>	<i>VR10.9</i>	<i>10.9</i>	<i>9</i>	
<i>S2-2</i>	<i>5780122800</i>	<i>0.5</i>	<i>Underutilized (Single Family Residential)</i>	<i>VR10.9</i>	<i>10.9</i>	<i>4</i>	
<i>S2-3</i>	<i>5780122300</i>	<i>0.88</i>	<i>Underutilized (Single Family Residential)</i>	<i>VR10.9</i>	<i>10.9</i>	<i>7</i>	
<i>S2-3</i>	<i>5780127500</i>	<i>0.25</i>	<i>Vacant</i>	<i>VR10.9</i>	<i>10.9</i>	<i>2</i>	
S3-1	5781423500	2.3	Vacant	VR15	15	60	split designated parcel - 2.3ac in VR15
S3-2	5781437500	0.17	Vacant	VR24	24	3	All parcels in S3-2 have the same owner
S3-2	5781437400	0.17	Vacant	VR24	24	3	All parcels in S3-2 have the same owner
S3-2	5781437300	0.18	Vacant	VR24	24	3	All parcels in S3-2 have the same owner
S4-1	5032808100	0.32	Vacant	VR15	15	3	
S4-2	5032806700	0.35	Vacant	VR15	15	4	
S4-3	5033921000	1.05	Vacant	VR15	15	12	
S5-1	5040110500	0.51	Vacant	VR20	20	8	Semi-trailers and other vehicle storage
S6-2	5034001000	0.84	Vacant	VR15	15	10	
<i>S7-1</i>	<i>5781435100</i>	<i>0.52</i>	<i>Underutilized (Single Family Residential)</i>	<i>VR10.9</i>	<i>10.9</i>	<i>4</i>	
S7-2	5840611600	0.3	Vacant	VR15	15	3	
<i>S8-1</i>	<i>5052312600</i>	<i>15.88</i>	<i>Vacant</i>	<i>Specific Plan</i>		<i>87</i>	<i>Project approved for 87 townhomes</i>

Total

239

Note: Density is based on General Plan designation.

Potential units based on 80% yield of allowed density.

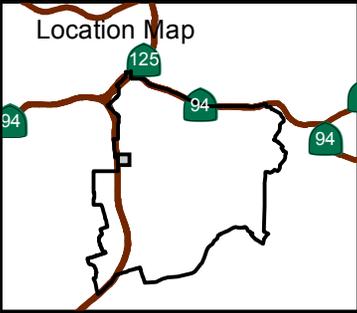
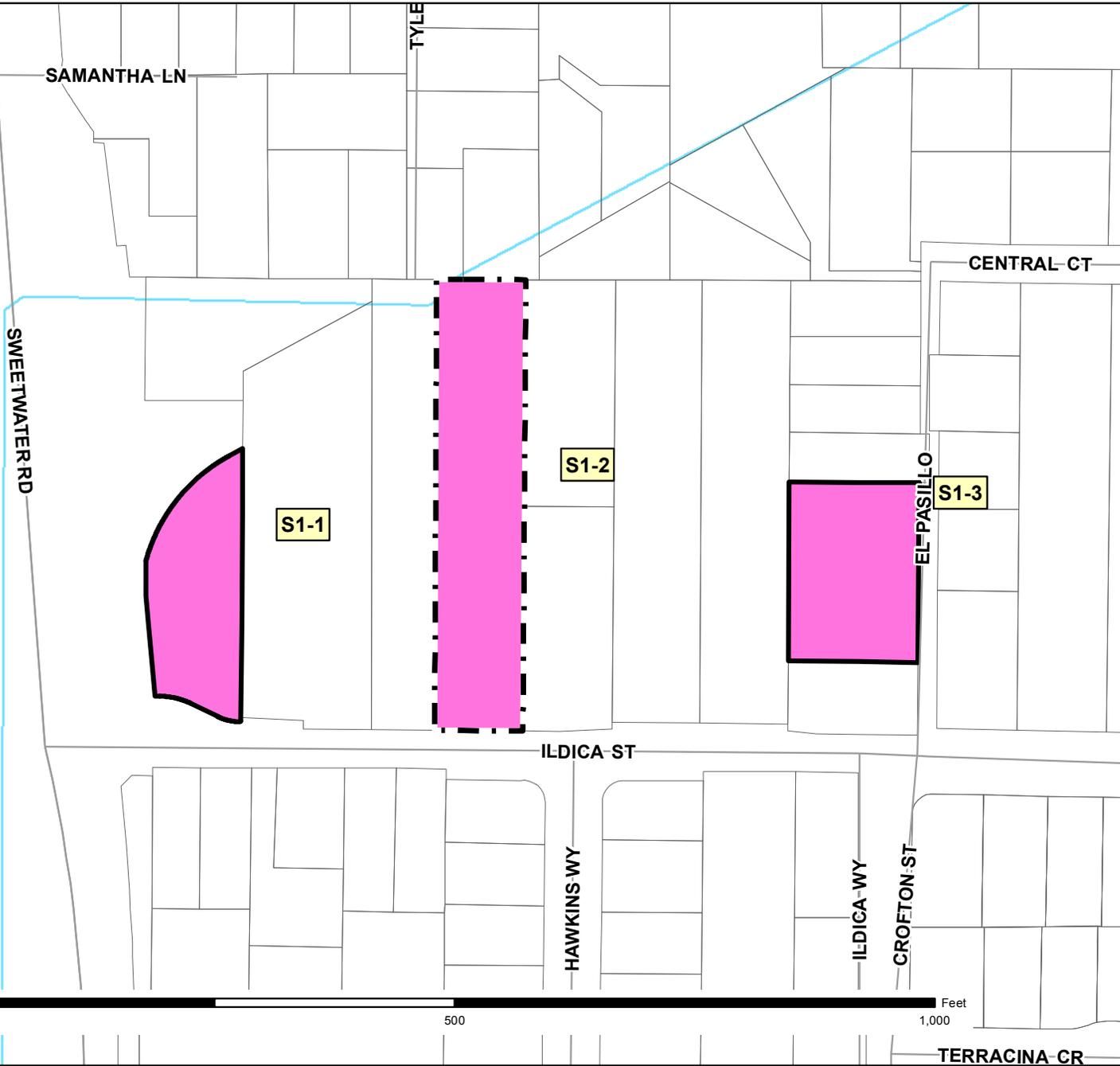
Entries in italics are new sites that were not in the 4th Cycle Inventory.

Spring Valley Community Planning Area S1

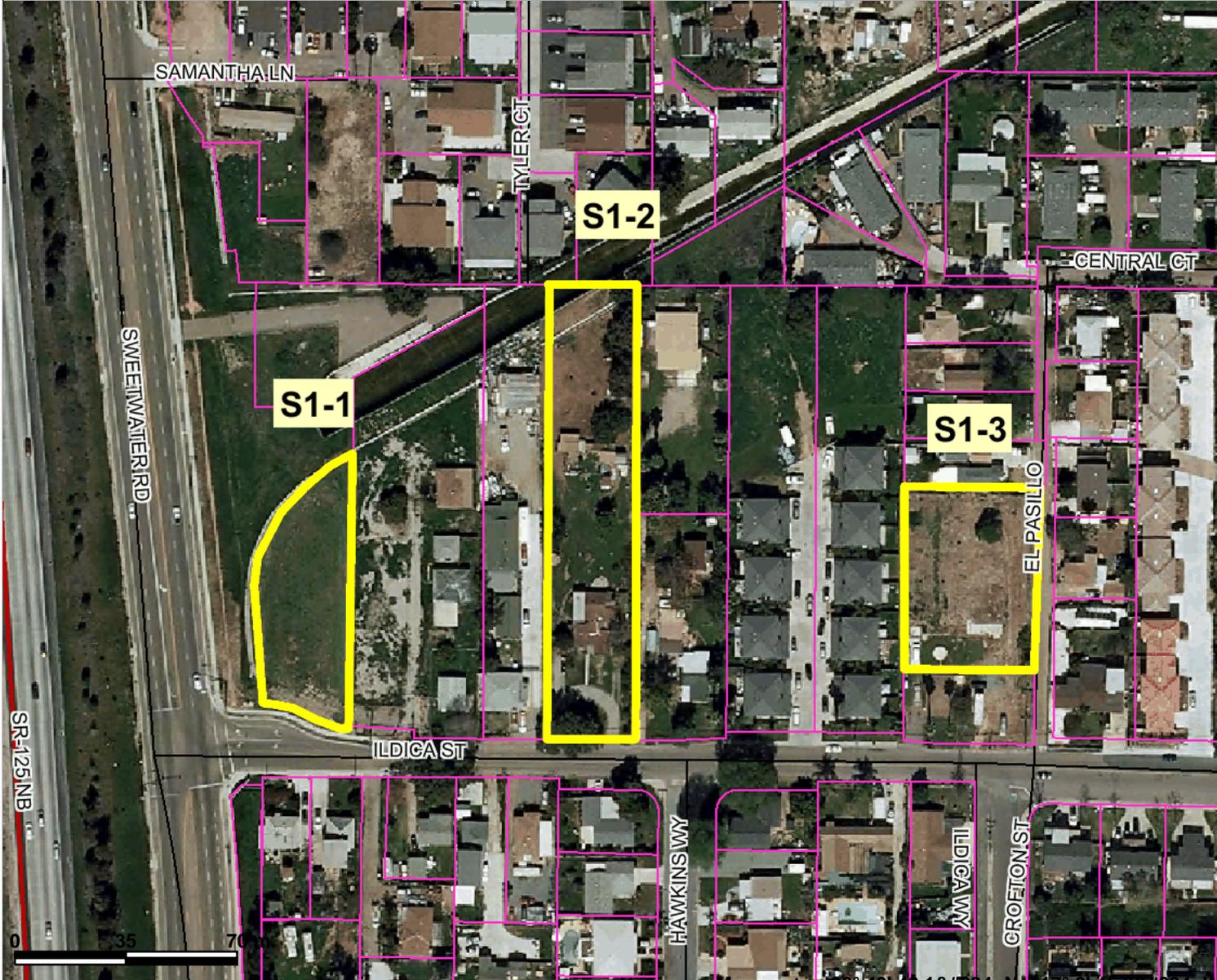
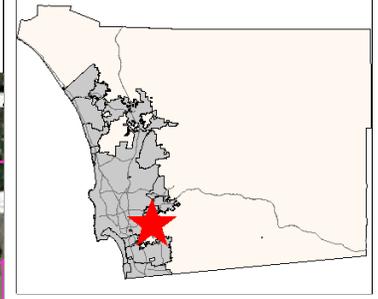
Housing Element Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A-# Table Reference



Spring Valley Community Planning Area 1 - Aerial



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- County Boundary2

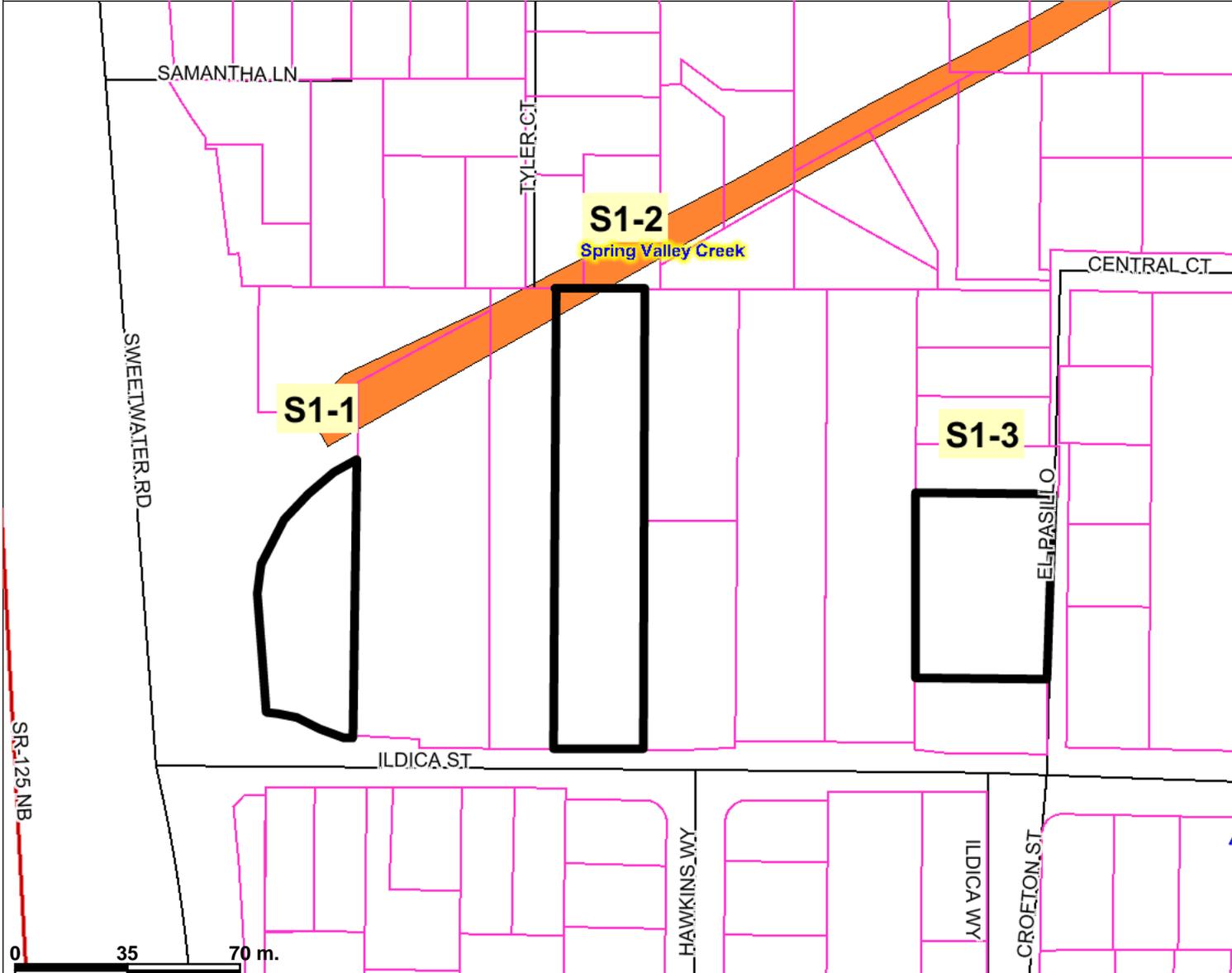
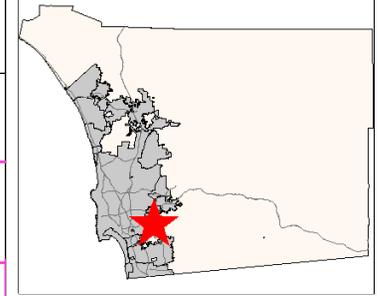
Scale: 1:1,933

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Spring Valley Community Planning Area 1 - Environmental Factors



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Slope > 25%
- County Flood Plains**
- Channelized Floodway
- Flood Way
- 100 Year Flood Plain
- FEMA Flood Plains**
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2

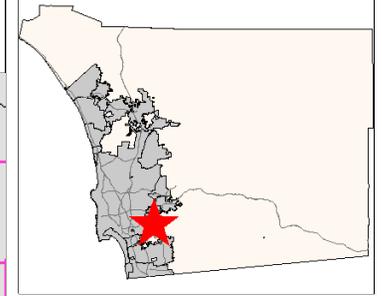
Scale: 1:1,933

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Spring Valley Community Planning Area 1 - 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
- County Boundary2

Scale: 1:1,933

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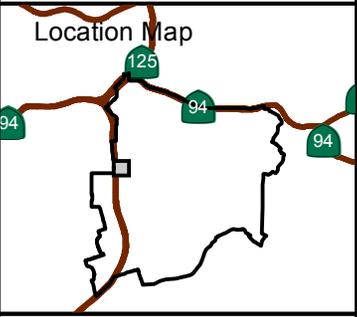
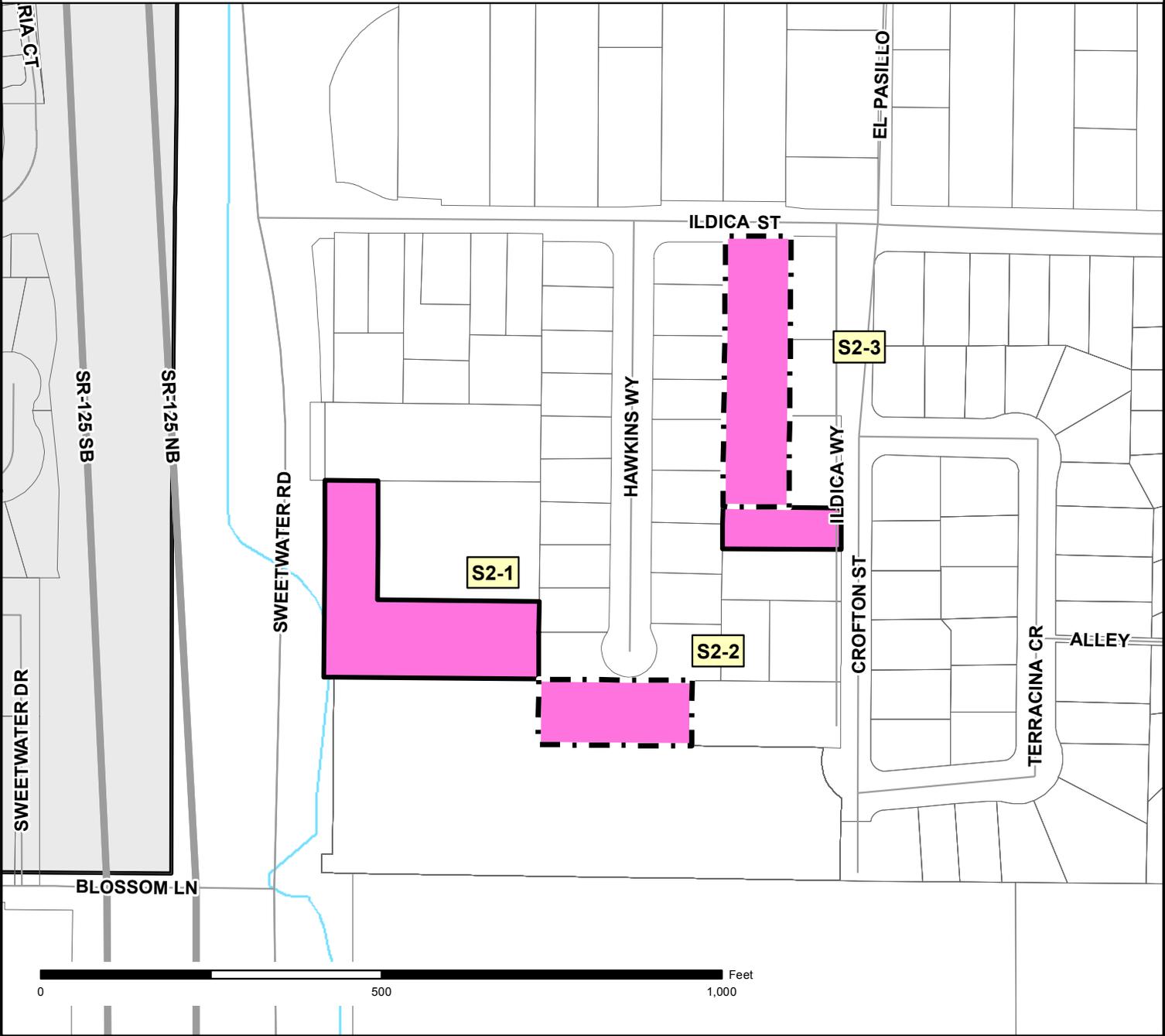


Spring Valley Community Planning Area S2

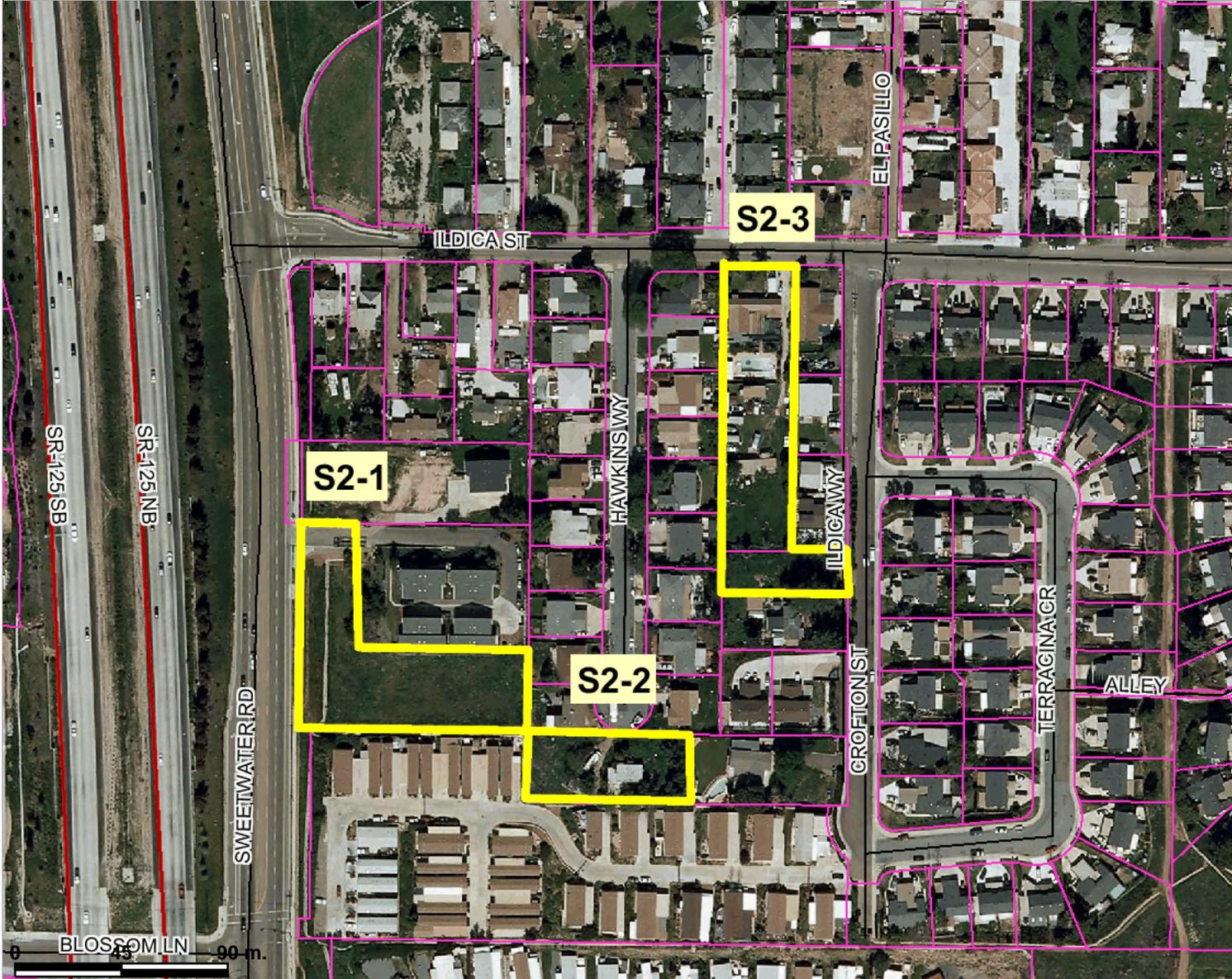
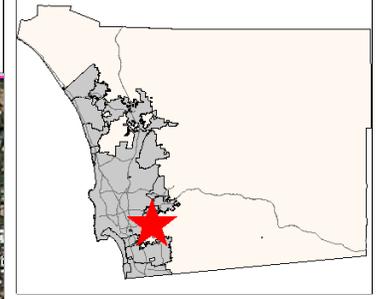
Housing Element Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A-# Table Reference



Spring Valley Communit Planning Area 2 - Aerial



Legend

- Parcels with out labels
- ~ Highways
- ≡ Freeways
- ~ Streets
- ~ Water Bodies
- Water Bodies
- County Boundary2

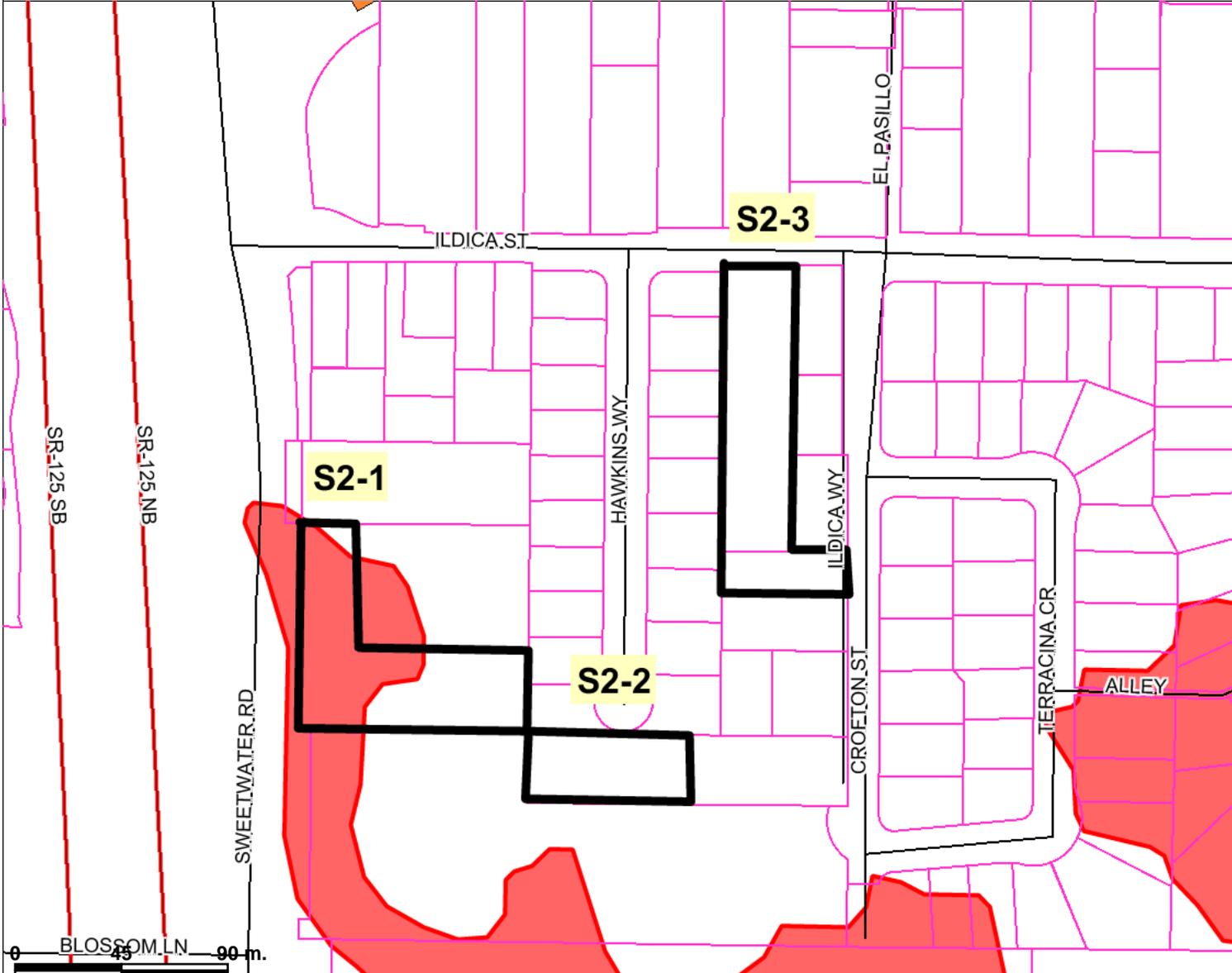
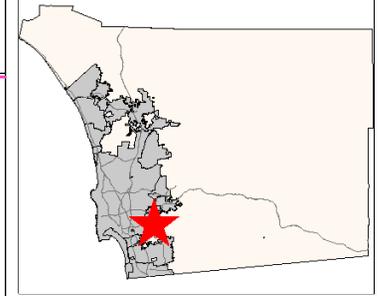
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Spring Valley Community Planning Area 2 - Environmental Factors



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Slope > 25%
- County Flood Plains**
- Channelized Floodway
- Flood Way
- 100 Year Flood Plain
- FEMA Flood Plains
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2

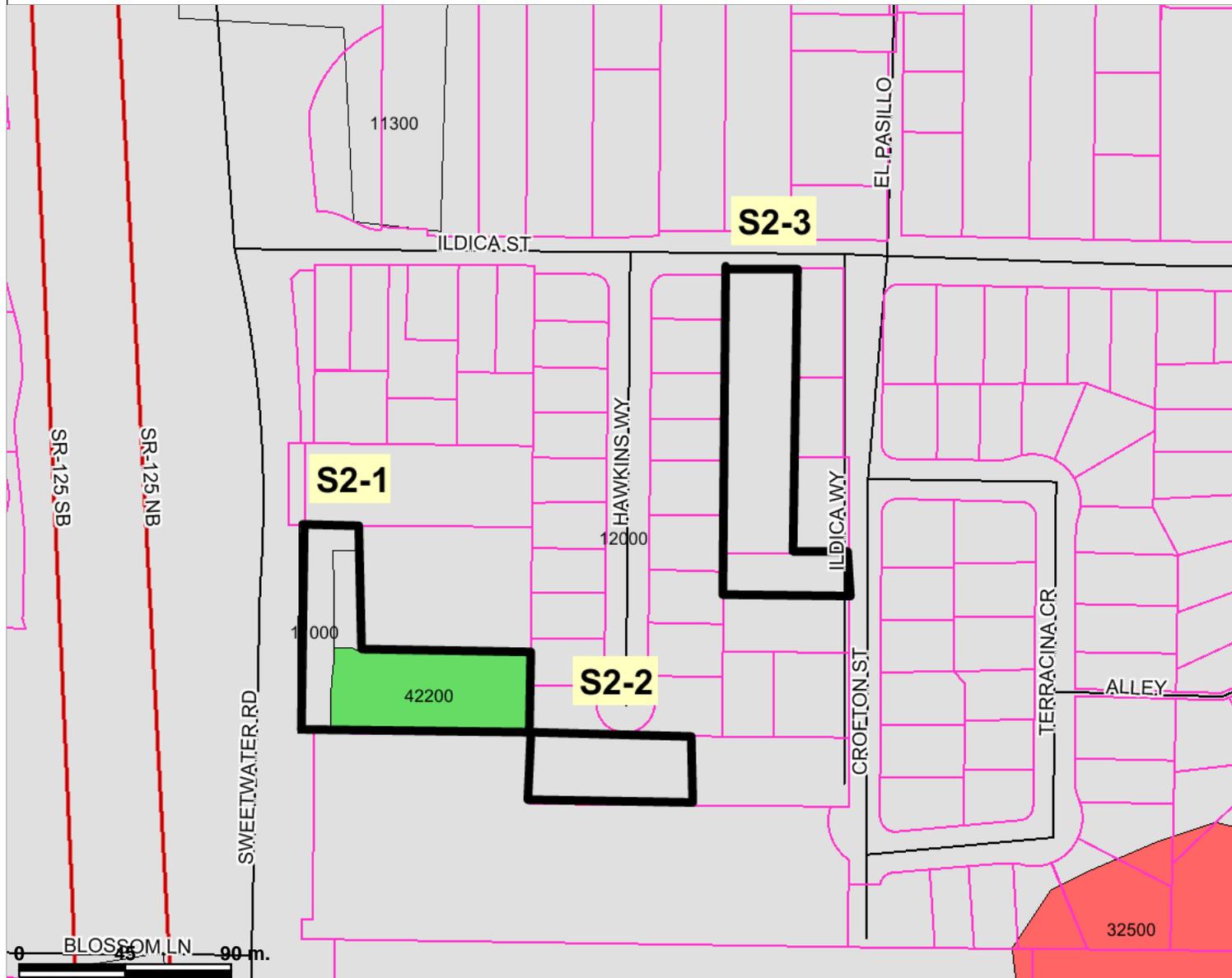
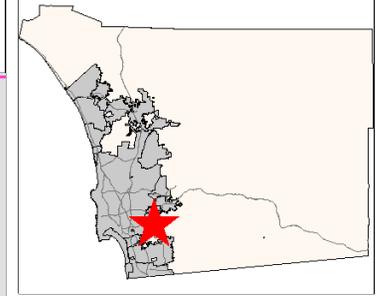
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Spring Valley Community Planning Area 2 - Vegetation



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
- County Boundary2

Scale: 1:2,629

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Spring Valley Community Planning Area S3

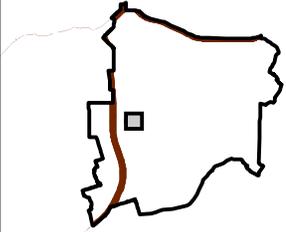


Housing Element Sites Inventory

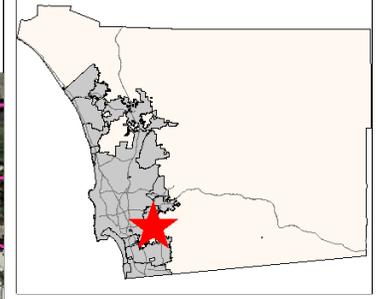
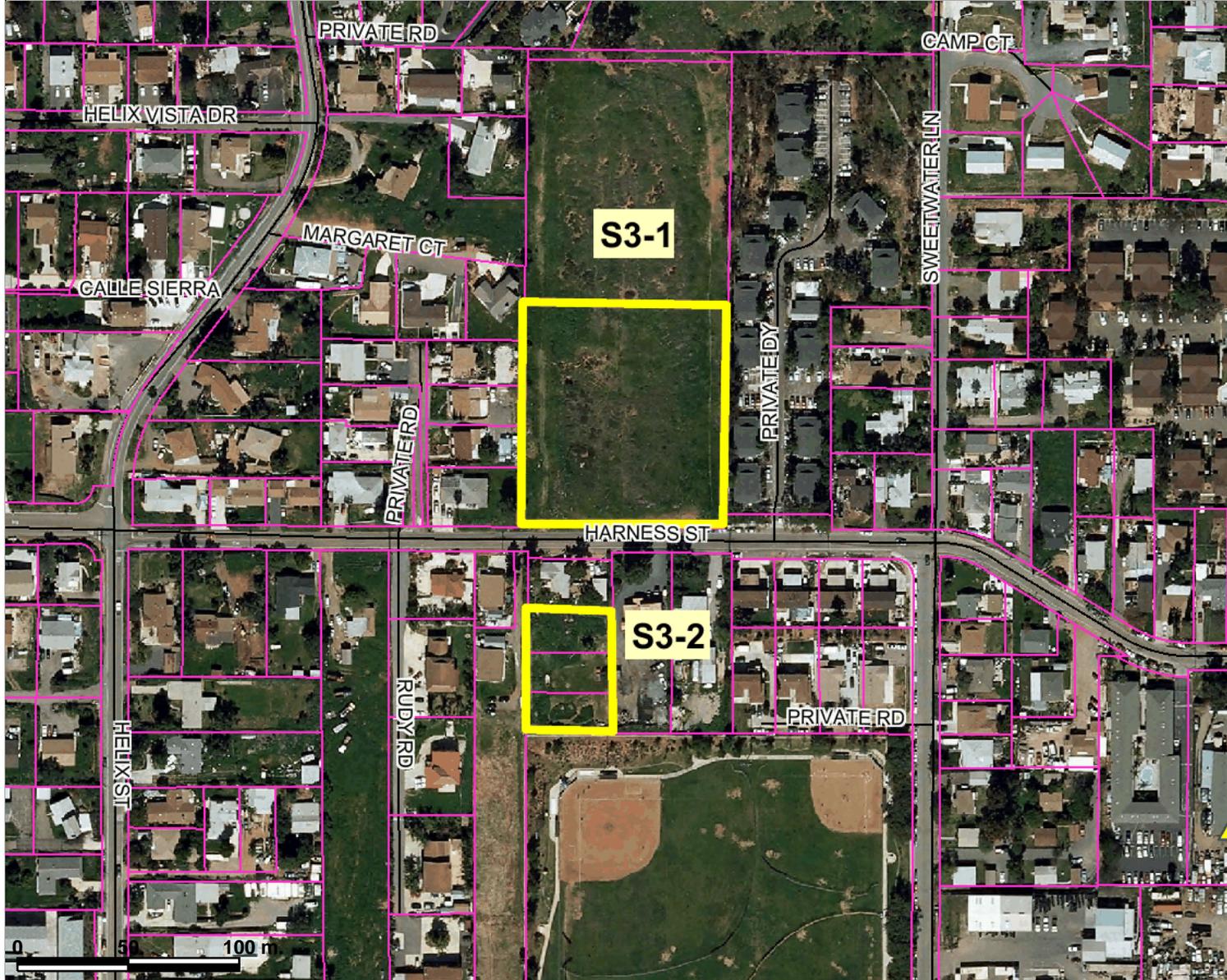
Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A-# Table Reference

Location Map



Spring Valley Community Planning Area 3 - Aerial



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- County Boundary2



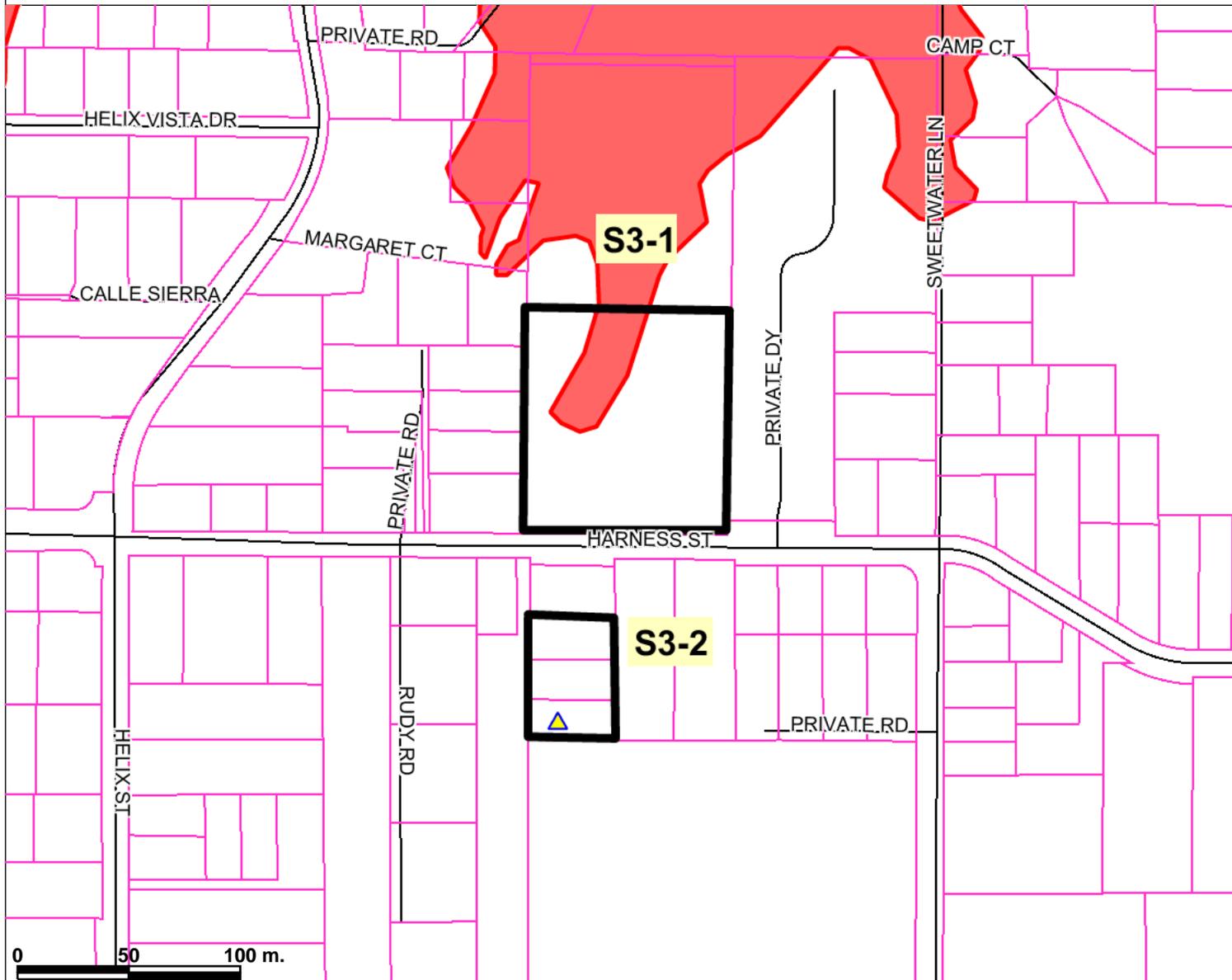
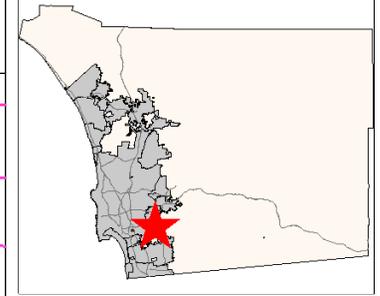
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Spring Valley Community Planning Area 3 - Environmental Factors



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
- Wetlands (RPO def.)
- County Boundary2

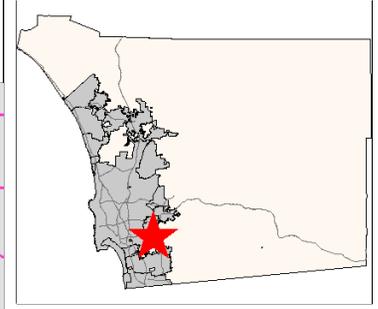
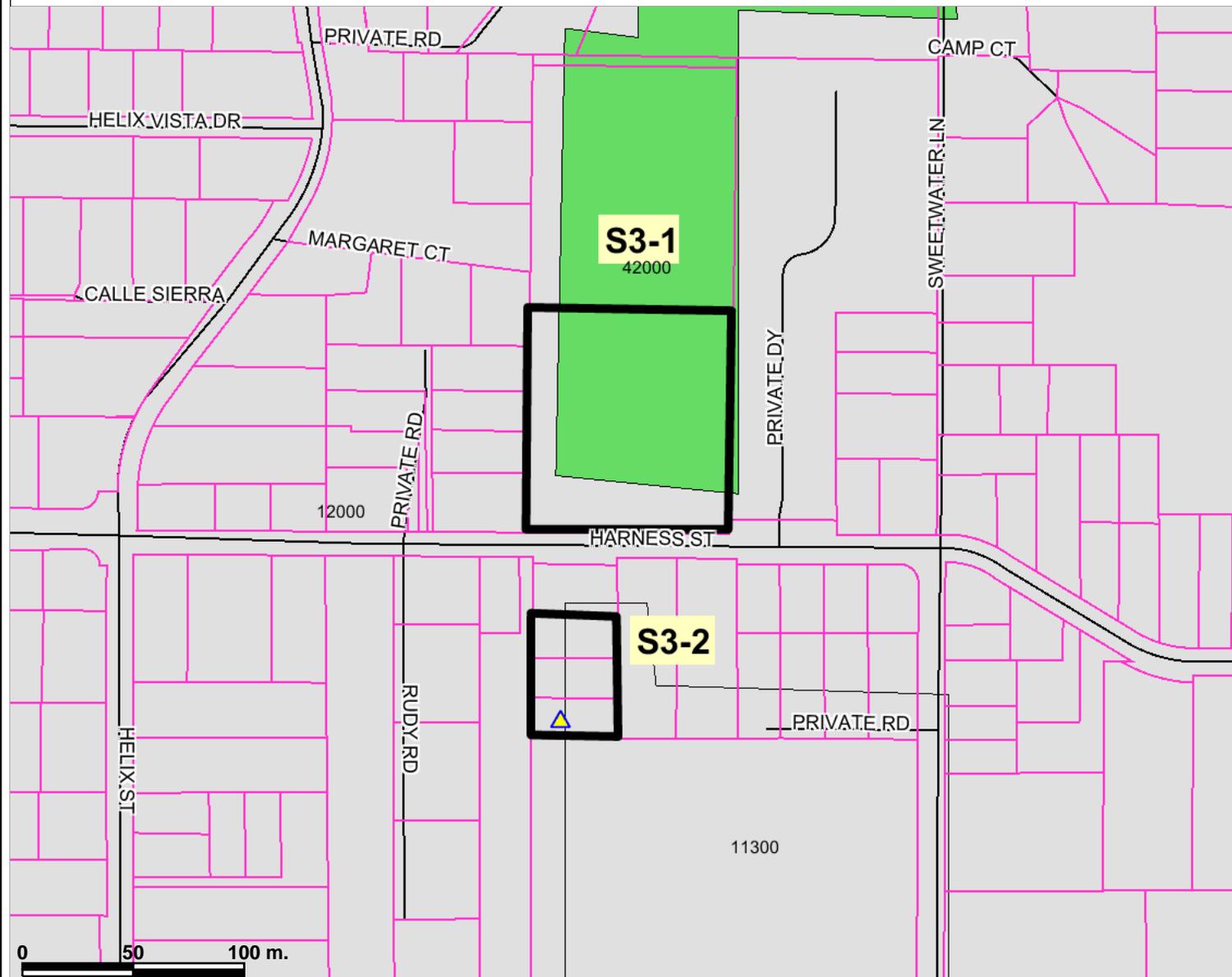
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Spring Valley Community Planning Area 3 - Vegetation



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
- County Boundary2

0 50 100 m.

Map center: 32° 43' 8.8" N, 117° 0' 25.7" W

Scale: 1:2,783

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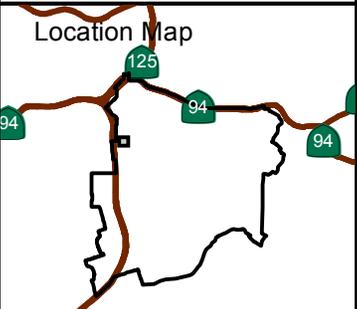
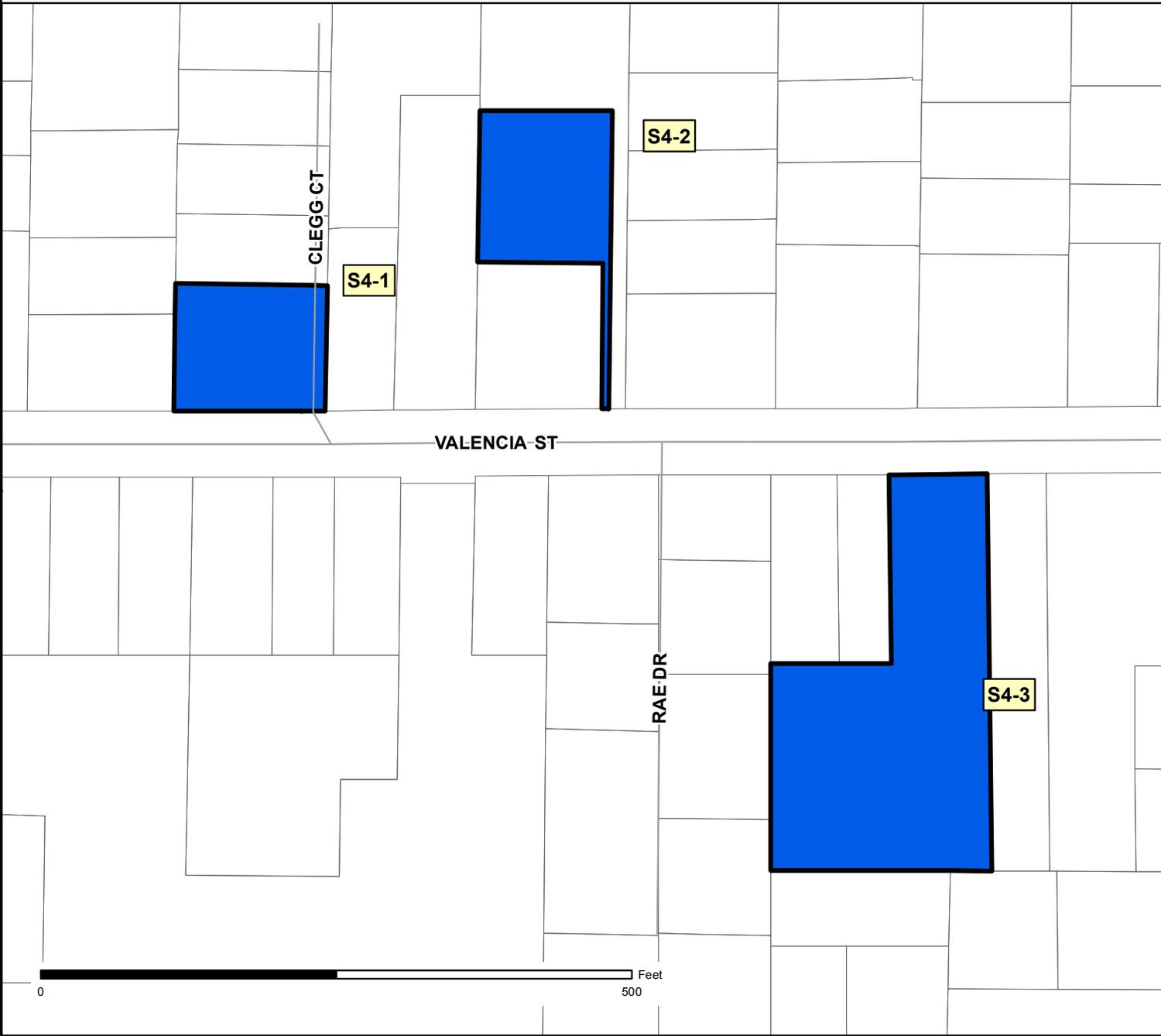


Spring Valley Community Planning Area S4

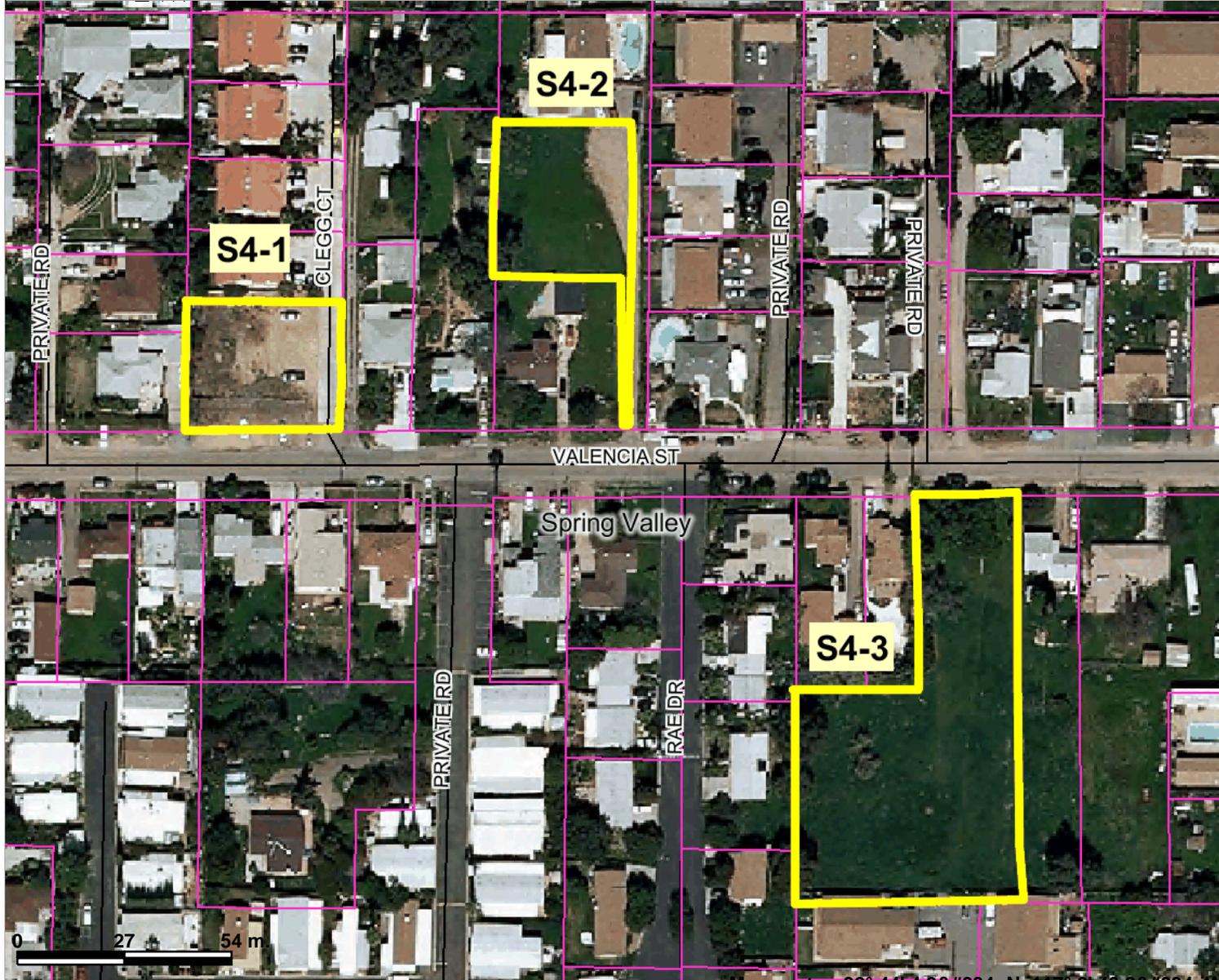
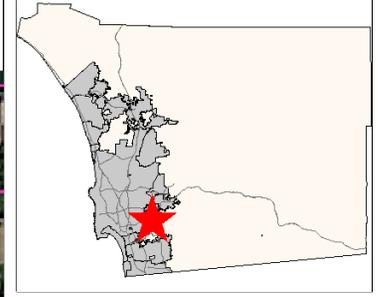
Housing Element Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A-# Table Reference



Spring Valley 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
- County Boundary2

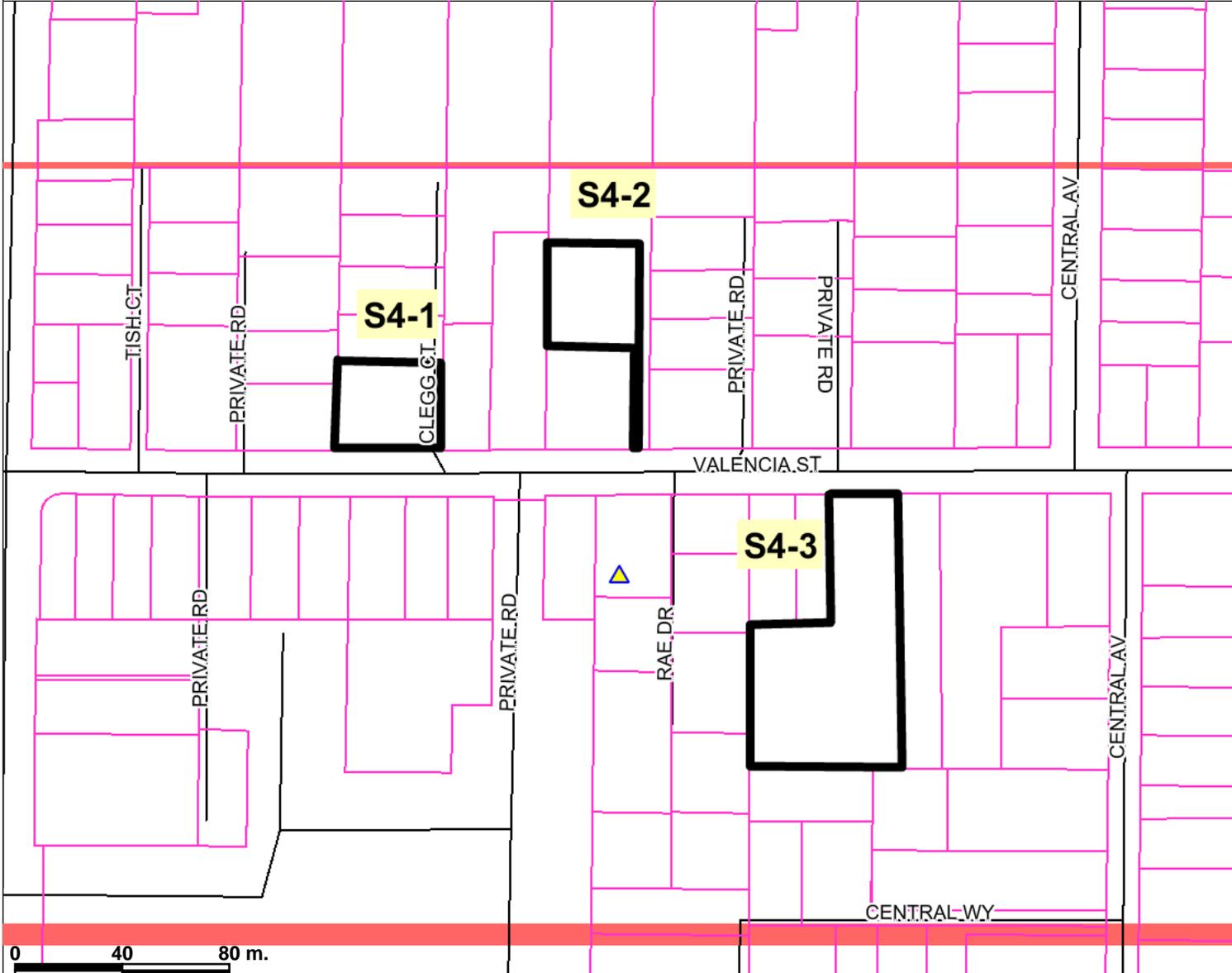
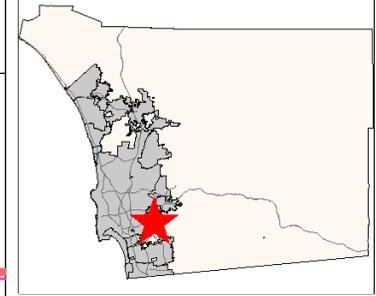
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Spring Valley Community Planning Area 4 - Environmental Factors



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
- Wetlands (RPO def.)
- County Boundary2

Scale: 1:2,320

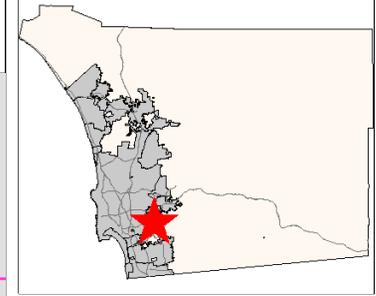


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Spring Valley Community Planning Area 4 - Vegetation



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Map center: 32° 44' 4.28" N, 117° 0' 43.38" W

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
- County Boundary2

Scale: 1:2,320

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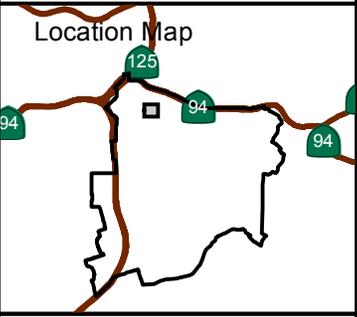
Spring Valley Community Planning Area S5



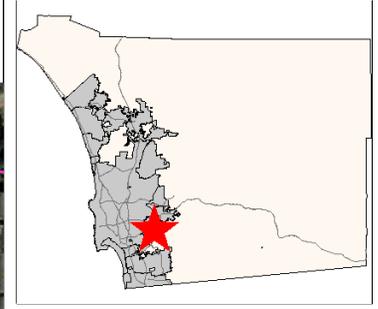
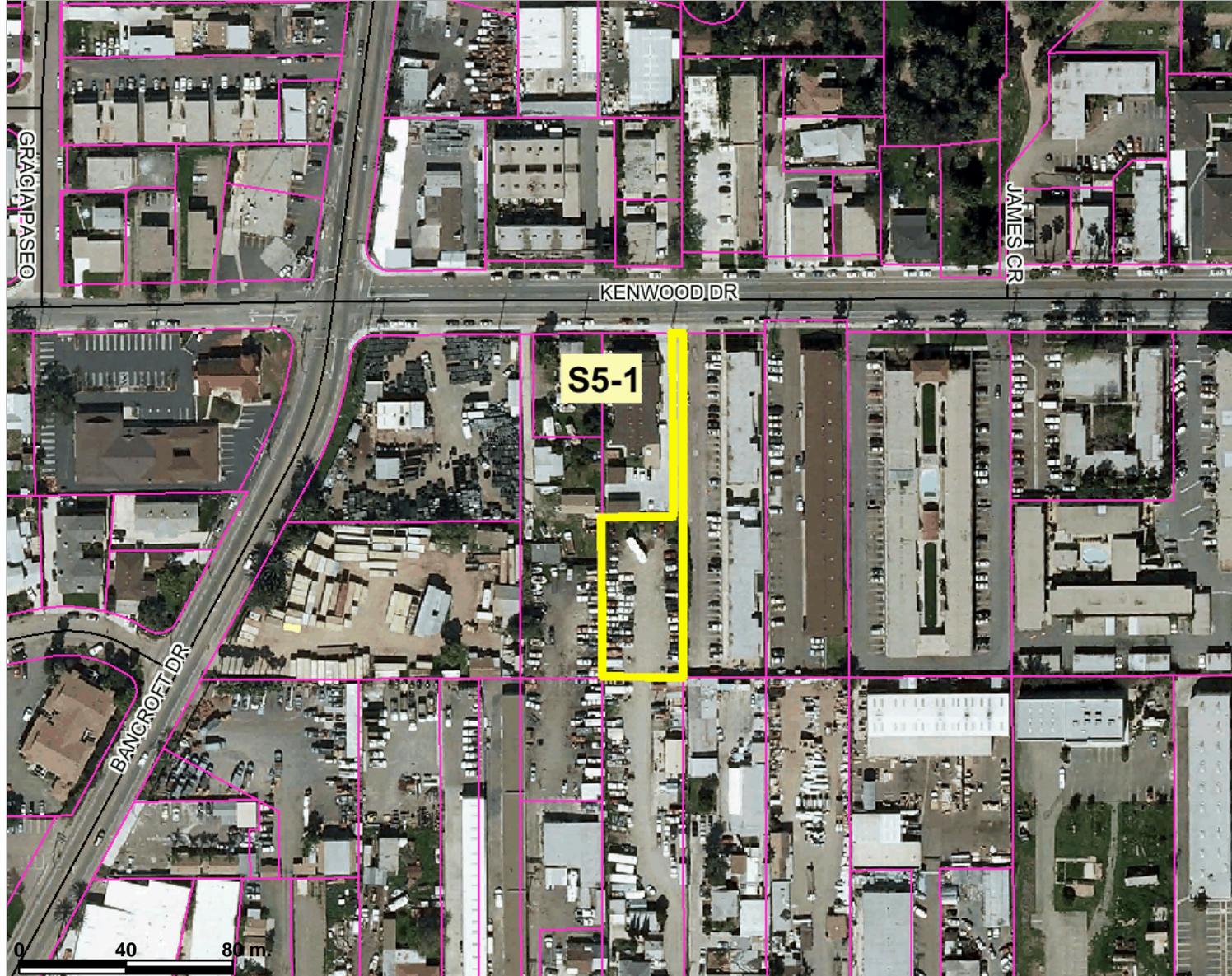
Housing Element Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A-# Table Reference



Spring Valley Community Planning Area 5 - Aerial



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- County Boundary2



Scale: 1:2,320

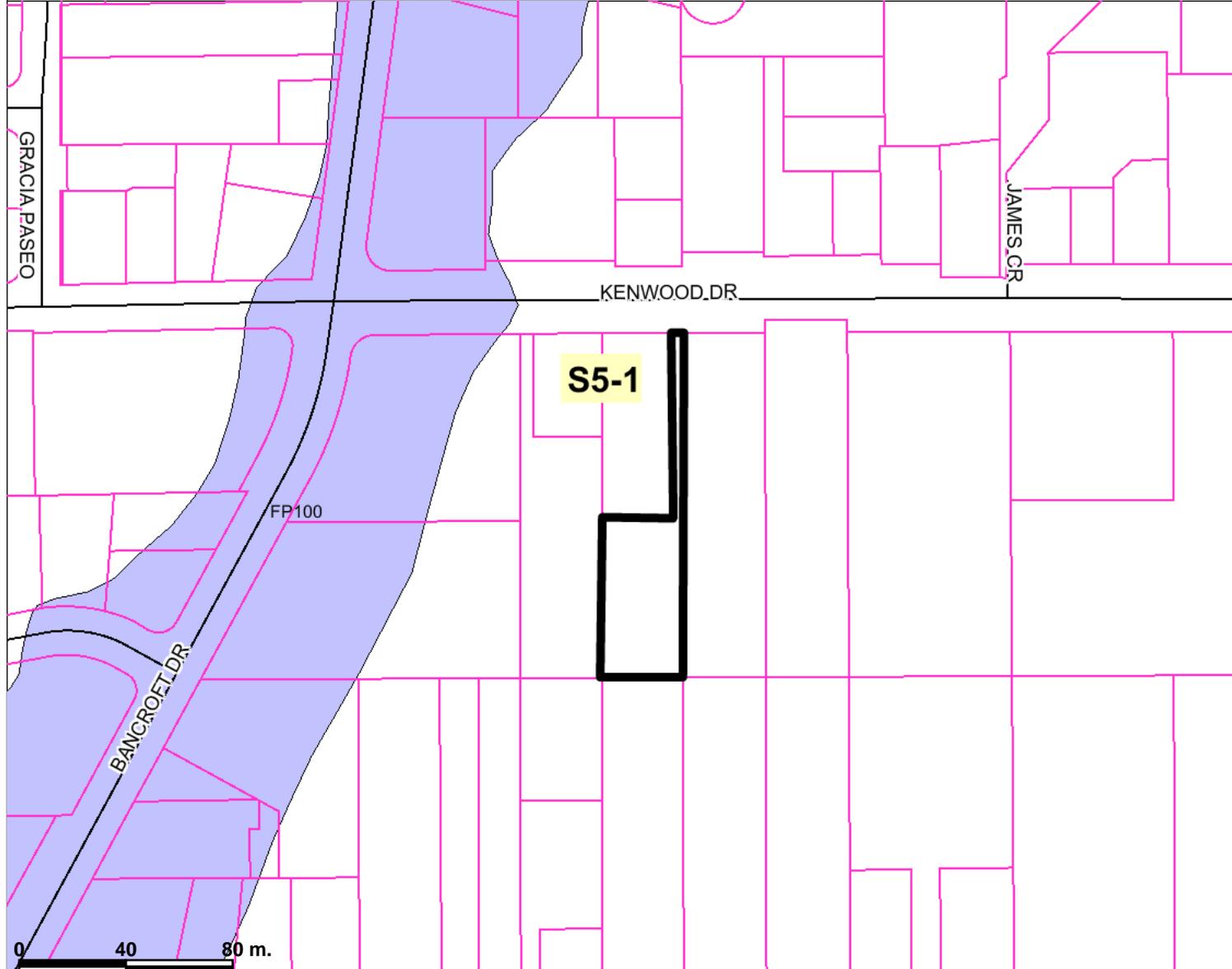
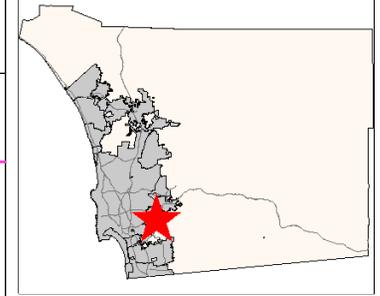
Map center: 32° 44' 37.88" #034; N, 117° 0' 8.48" #034; W

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Spring Valley Community Planning Area 5 - 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
- Wetlands (RPO def.)
- County Boundary2

Scale: 1:2,320

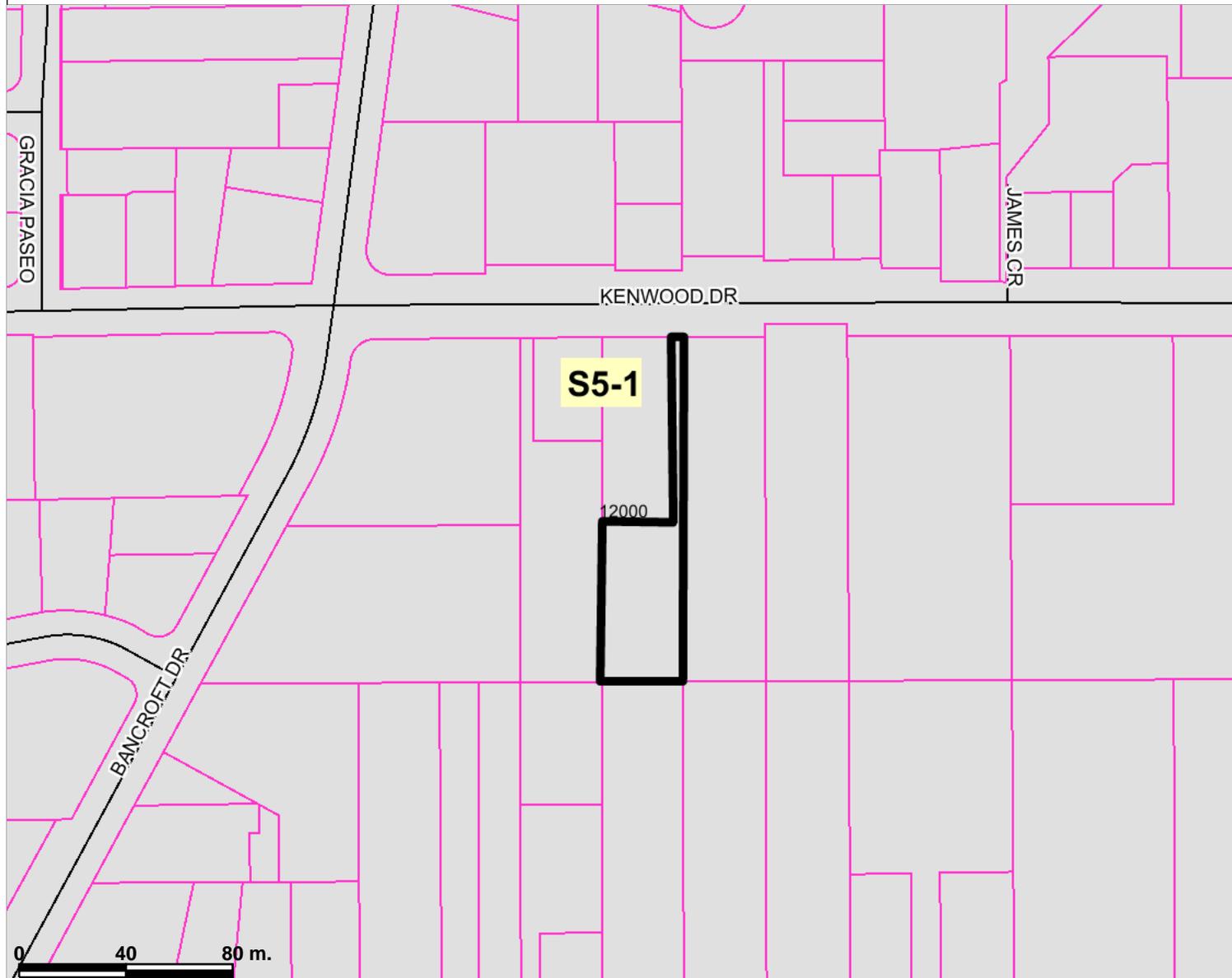
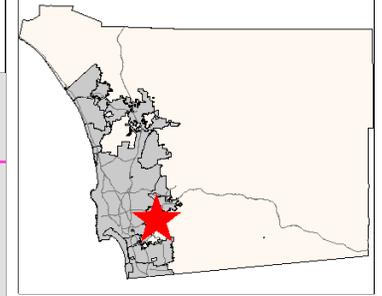
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Map center: 32° 44' 37.88" N, 117° 0' 8.48" W

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Spring Valley Community Planning Area 5 - 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
- County Boundary2

N

Scale: 1:2,320

0 40 80 m.

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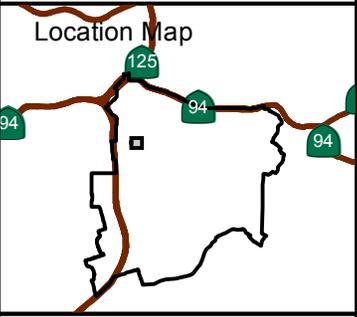
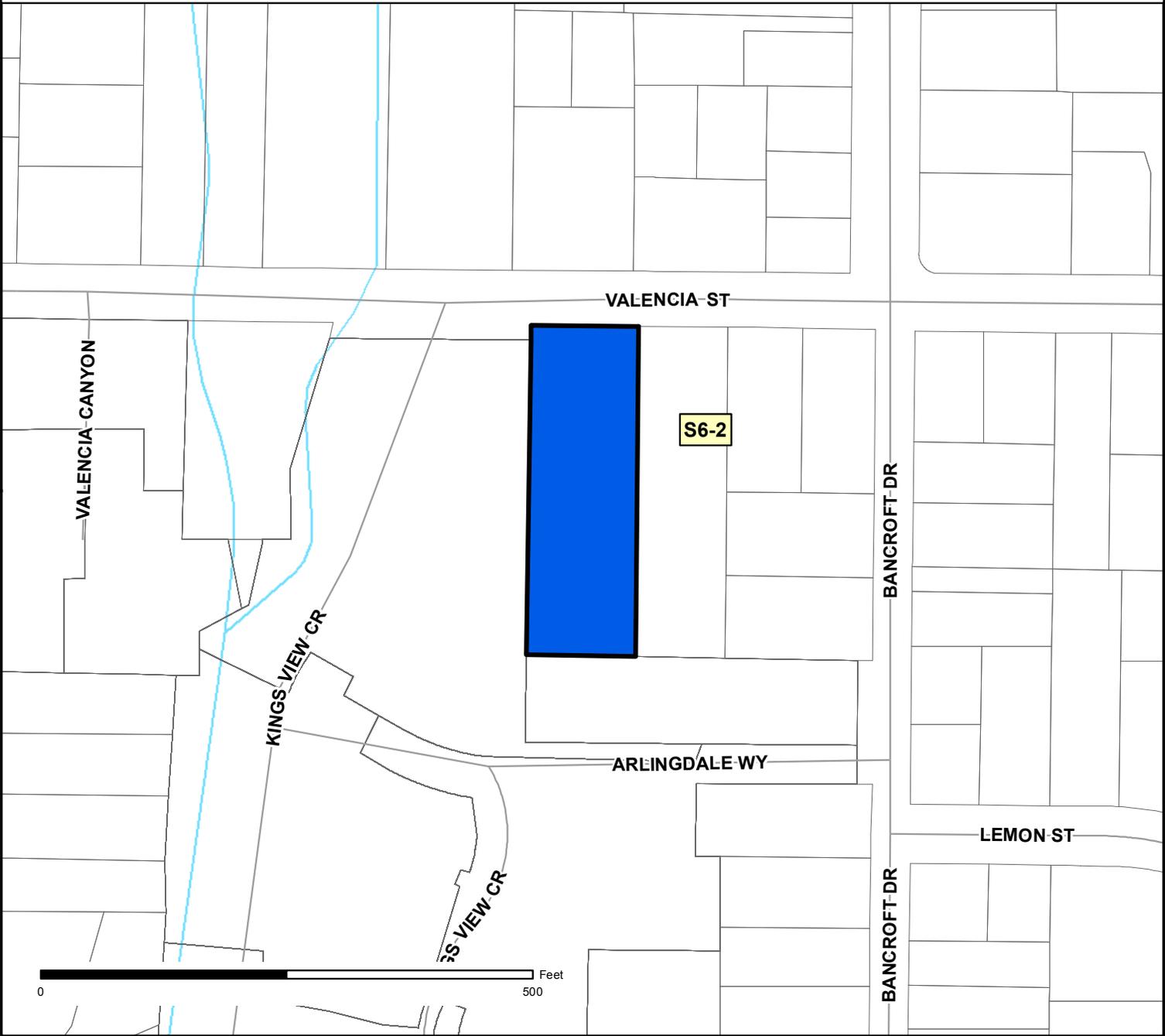


Spring Valley Community Planning Area S6

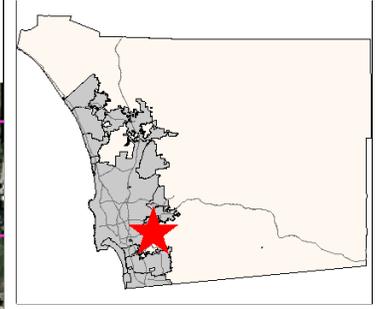
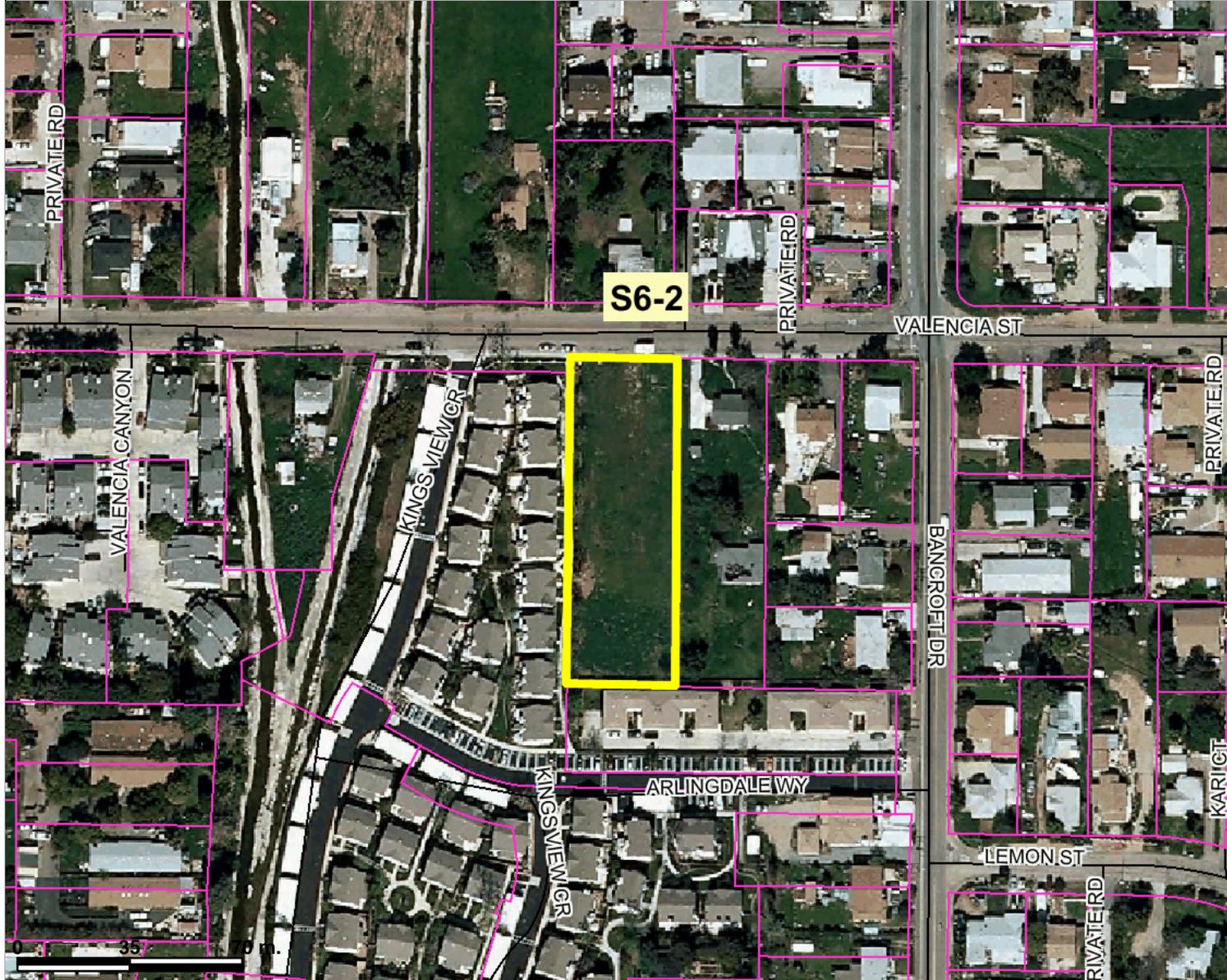
Housing Element Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A-# Table Reference



Spring Valley Community Planning Area 6 - Aerial



Legend

- Parcels with out labels
- ↗ Highways
- ↘ Freeways
- ~ Streets
- ~ Water Bodies
- Water Bodies
- County Boundary2



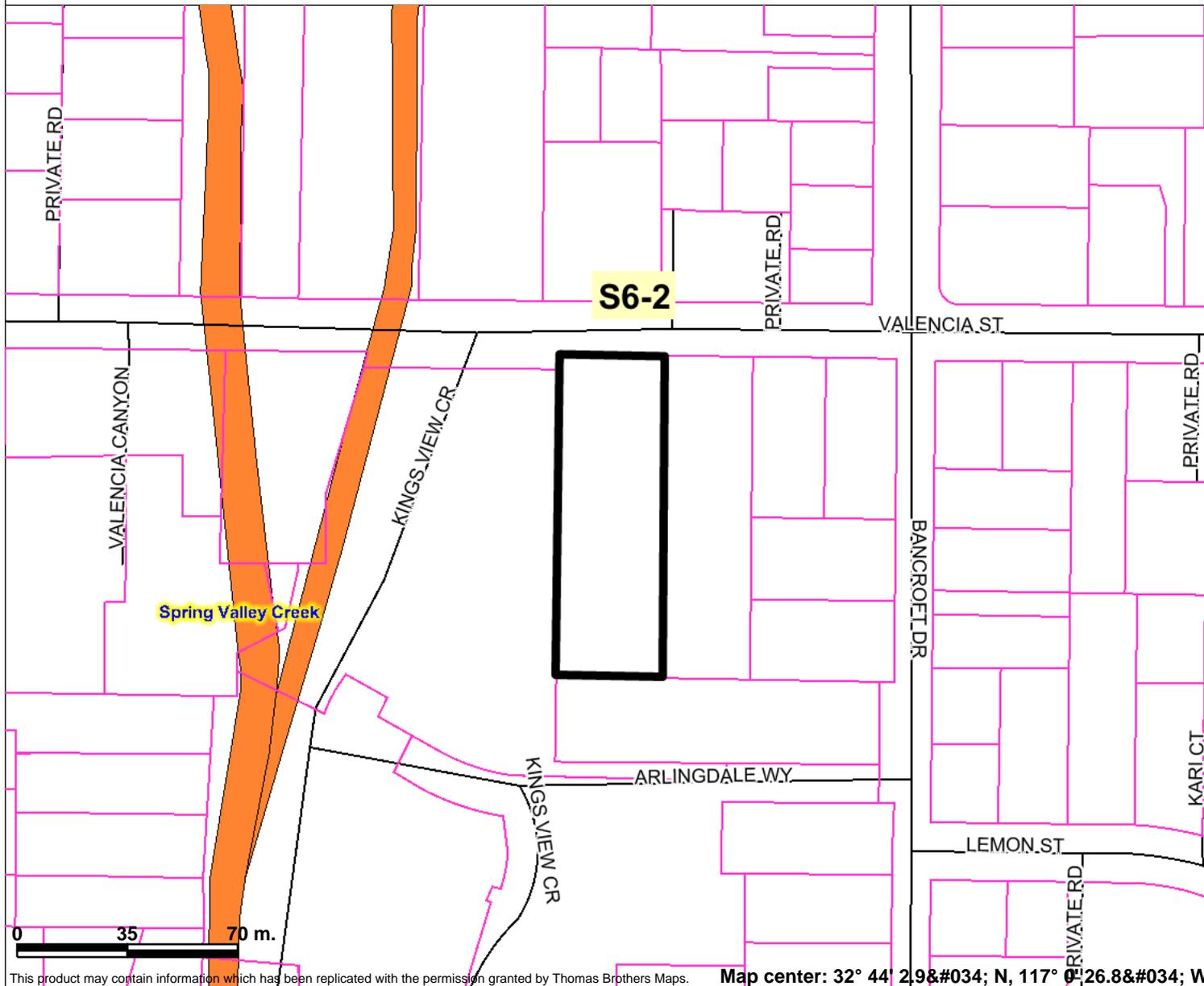
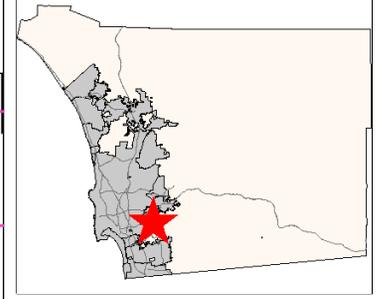
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Spring Valley Community Planning Area 6 - Environmental Factors



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Slope > 25%
- County Flood Plains**
- Channelized Floodway
- Flood Way
- 100 Year Flood Plain
- FEMA Flood Plains
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2

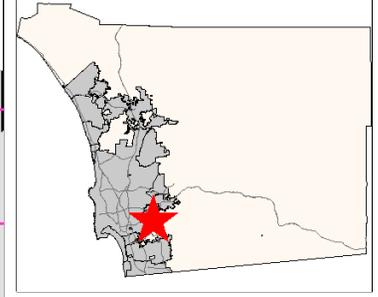
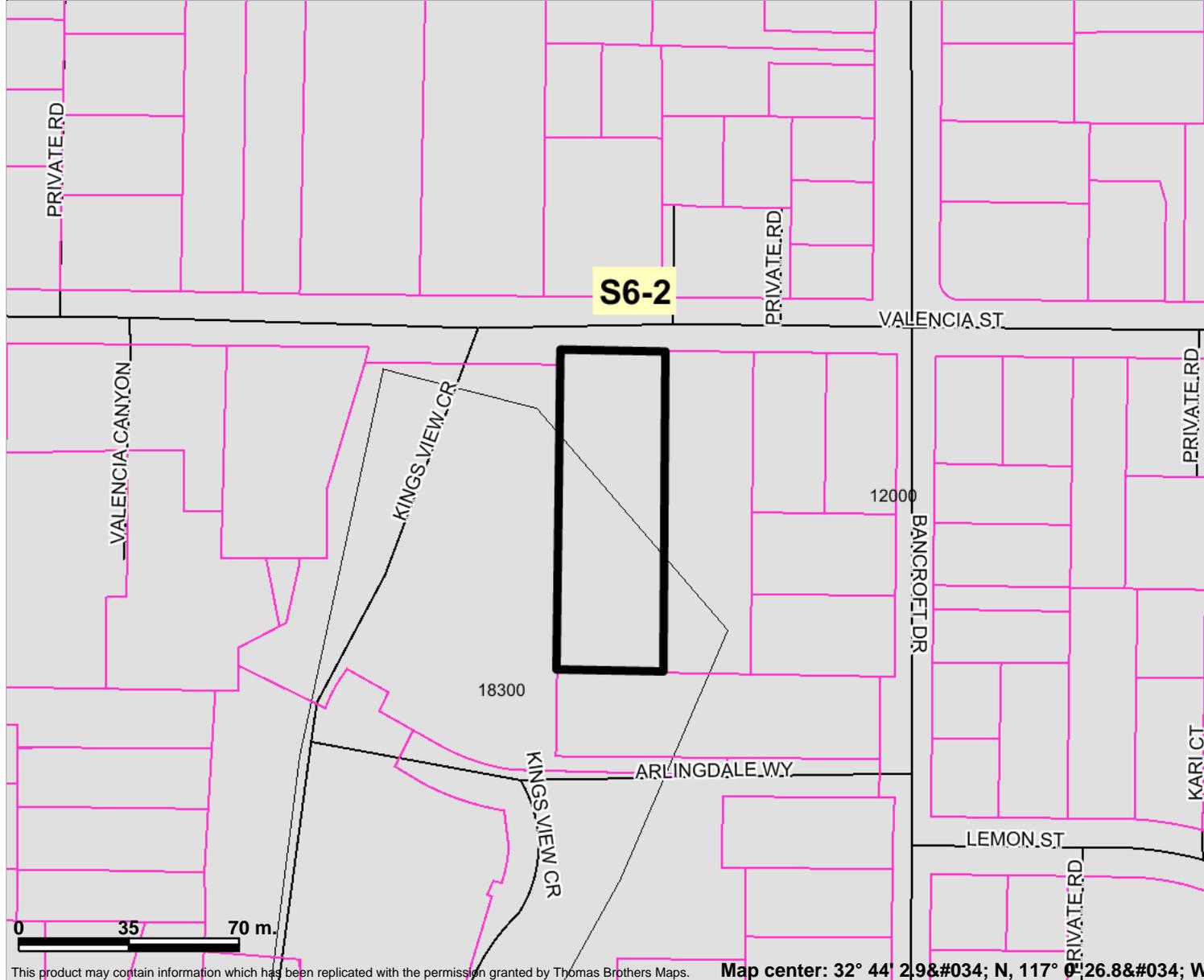
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Spring Valley Community Planning Area 6 - Vegetation



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
- County Boundary2

0 35 70 m.

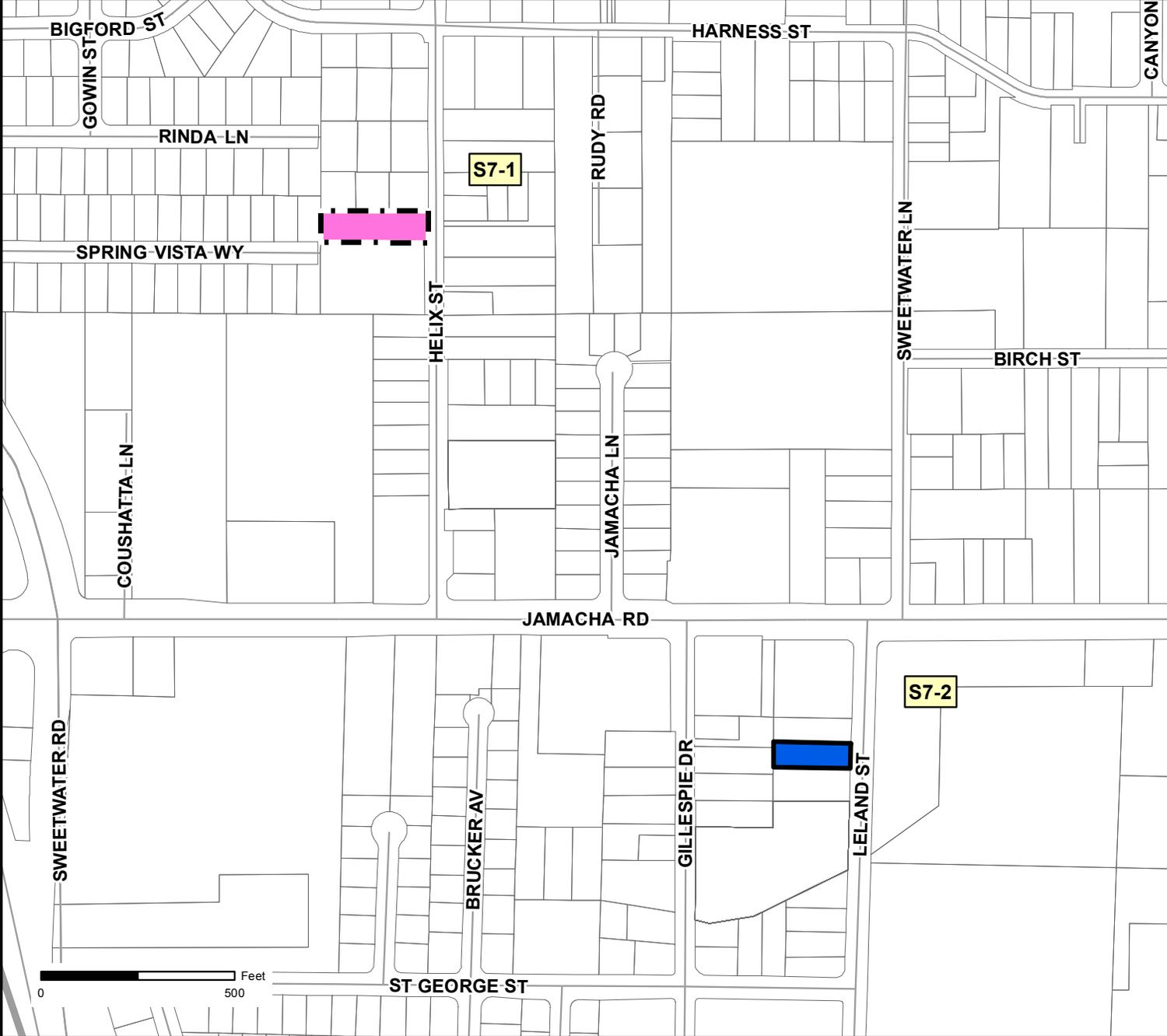
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Scale: 1:1,923

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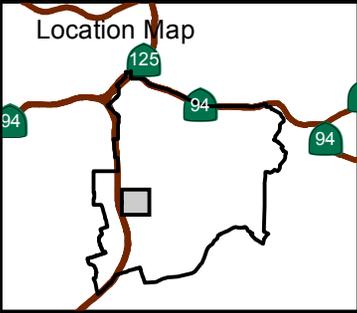
Spring Valley Community Planning Area S7



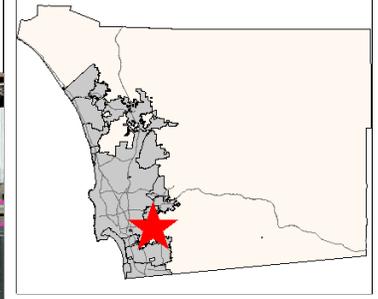
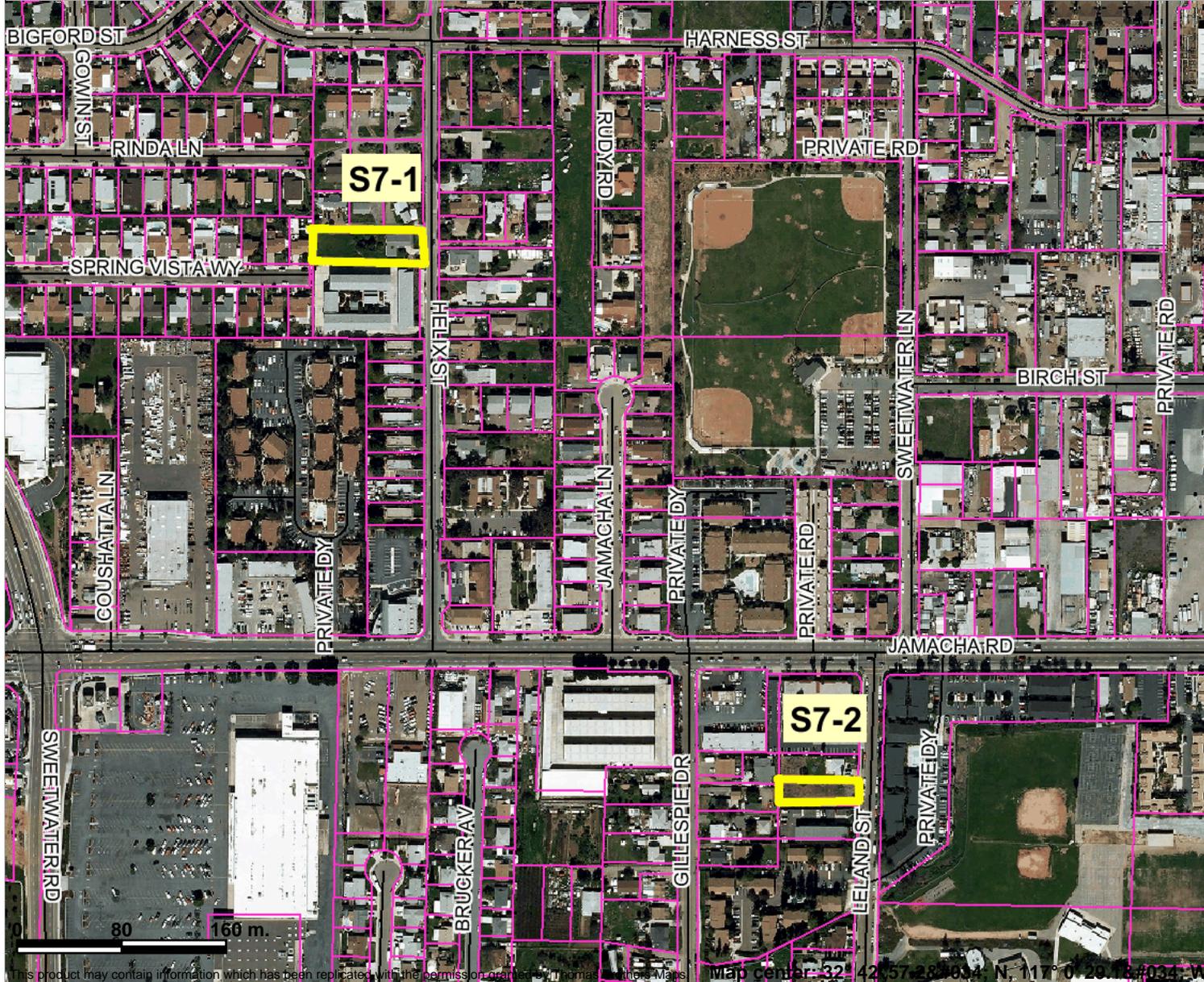
Housing Element Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A-# Table Reference



Spring Valley Community Planning Area 7 - Aerial



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- County Boundary2

N

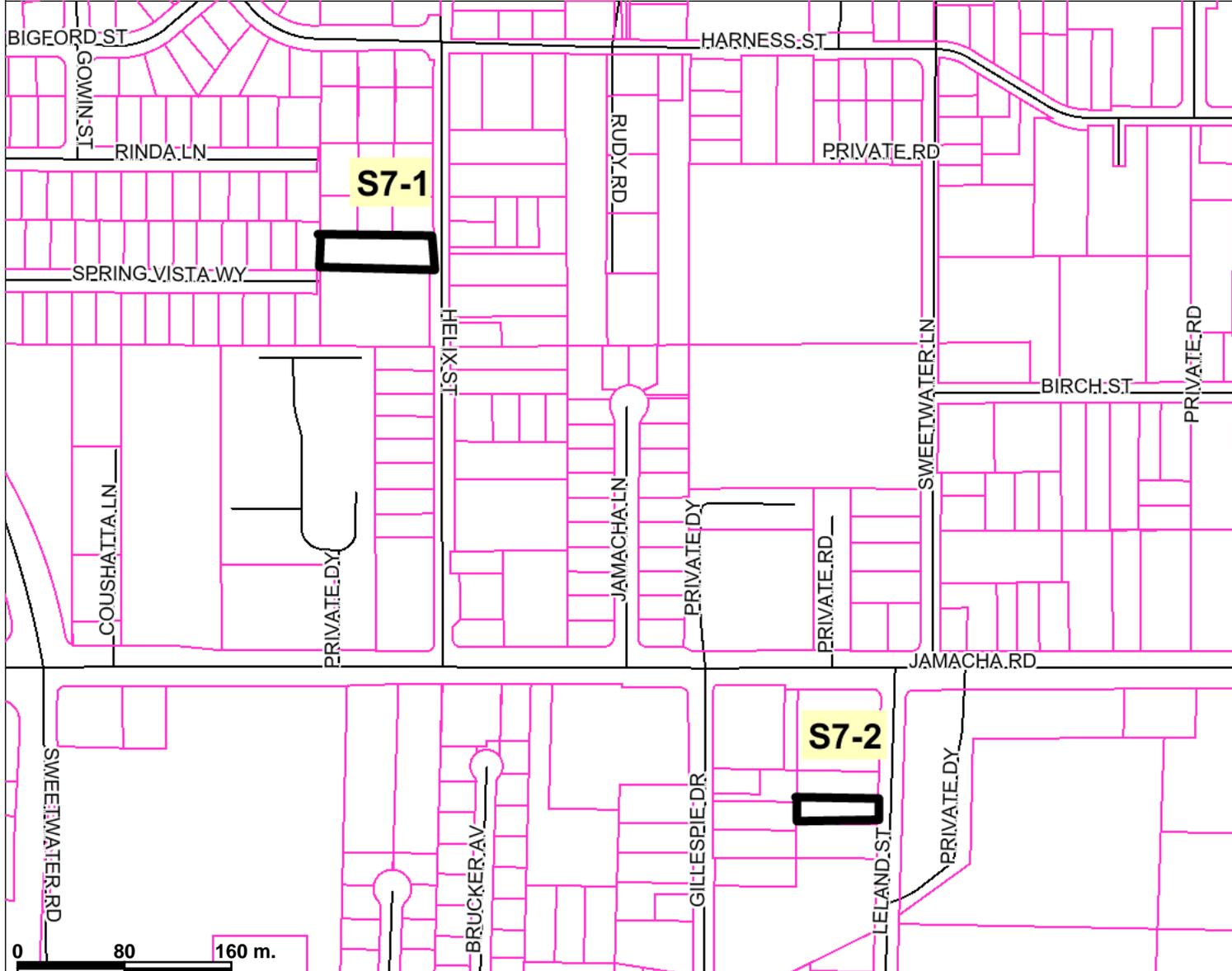
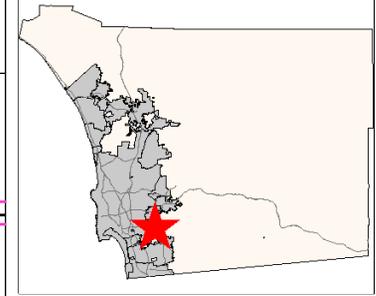
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Spring Valley Community Planning Area 7 - Environmental Factors



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Slope > 25%
- County Flood Plains**
- Channelized Floodway
- Flood Way
- 100 Year Flood Plain
- FEMA Flood Plains
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2

Scale: 1:4,639

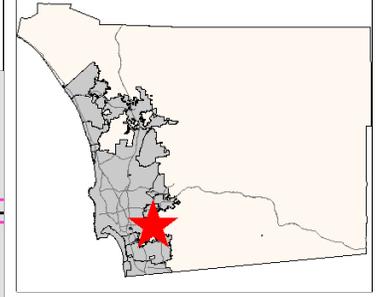
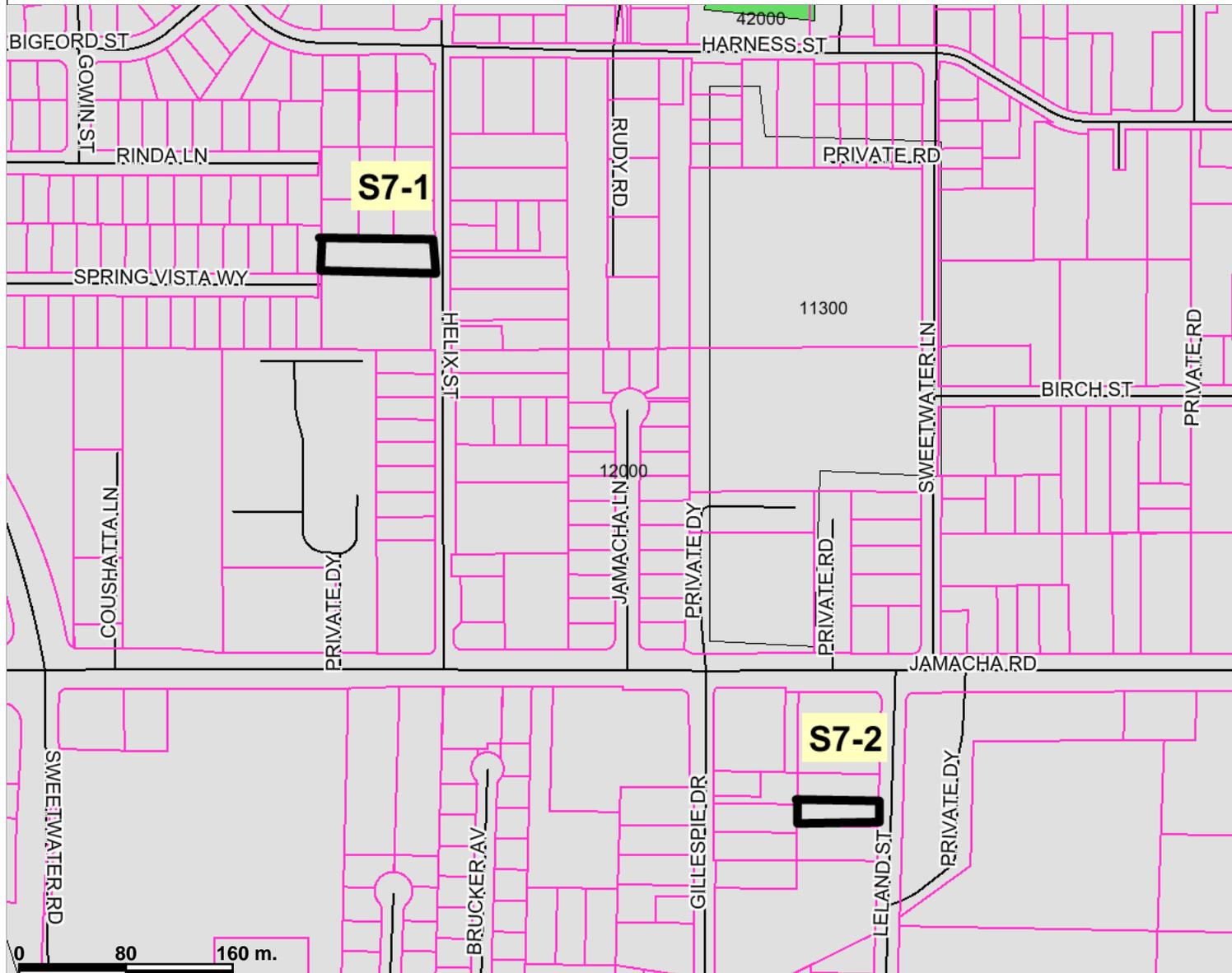
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Map center: 32° 42' 57.28" N, 117° 0' 29.18" W

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Spring Valley Community Planning Area 7 - 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
- County Boundary2

Map center: 32° 42' 57.28" N, 117° 0' 29.18" W

Scale: 1:4,639

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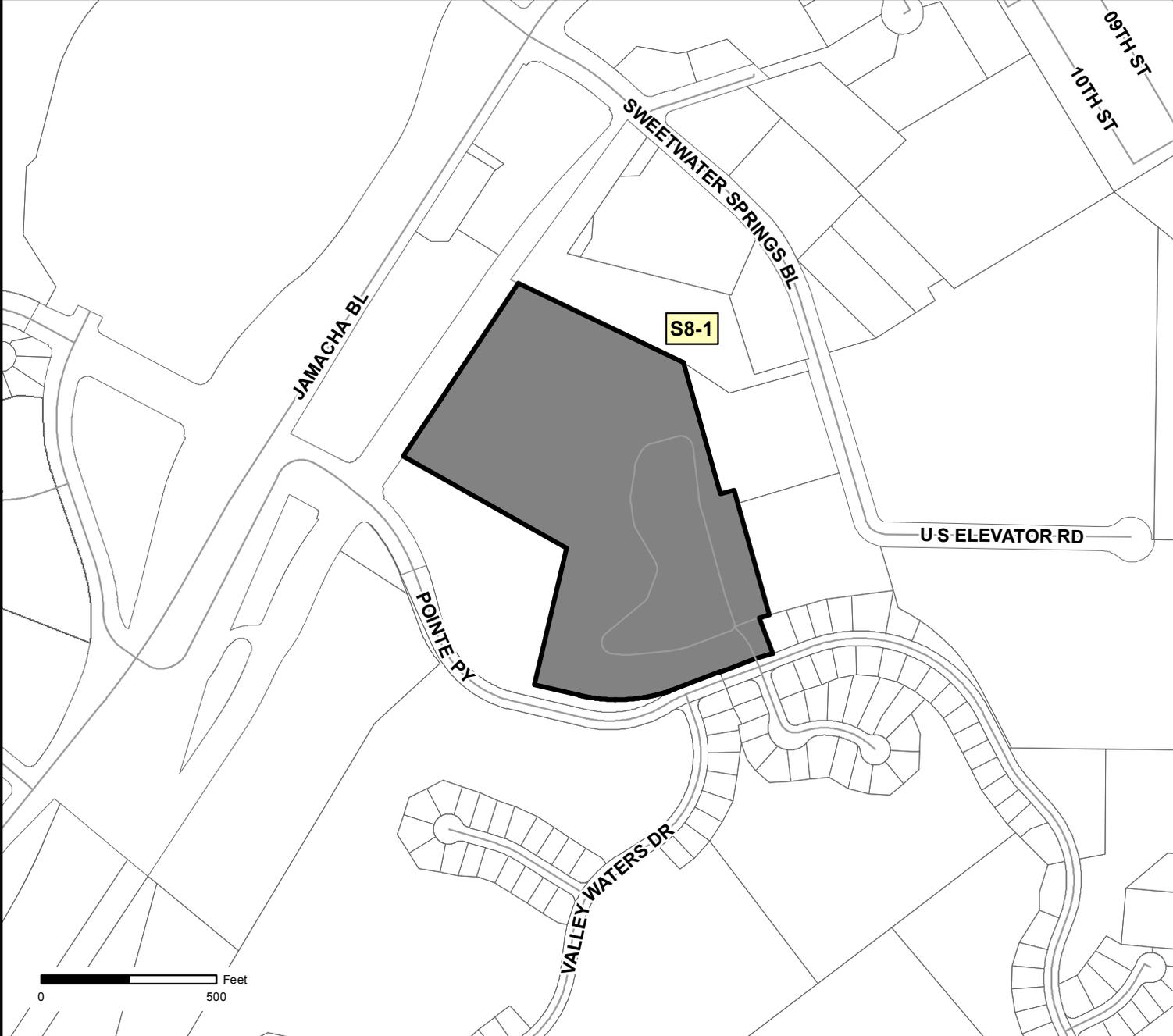


Spring Valley Community Planning Area S8

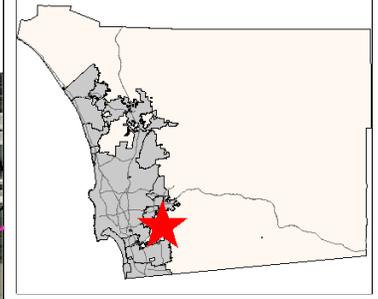
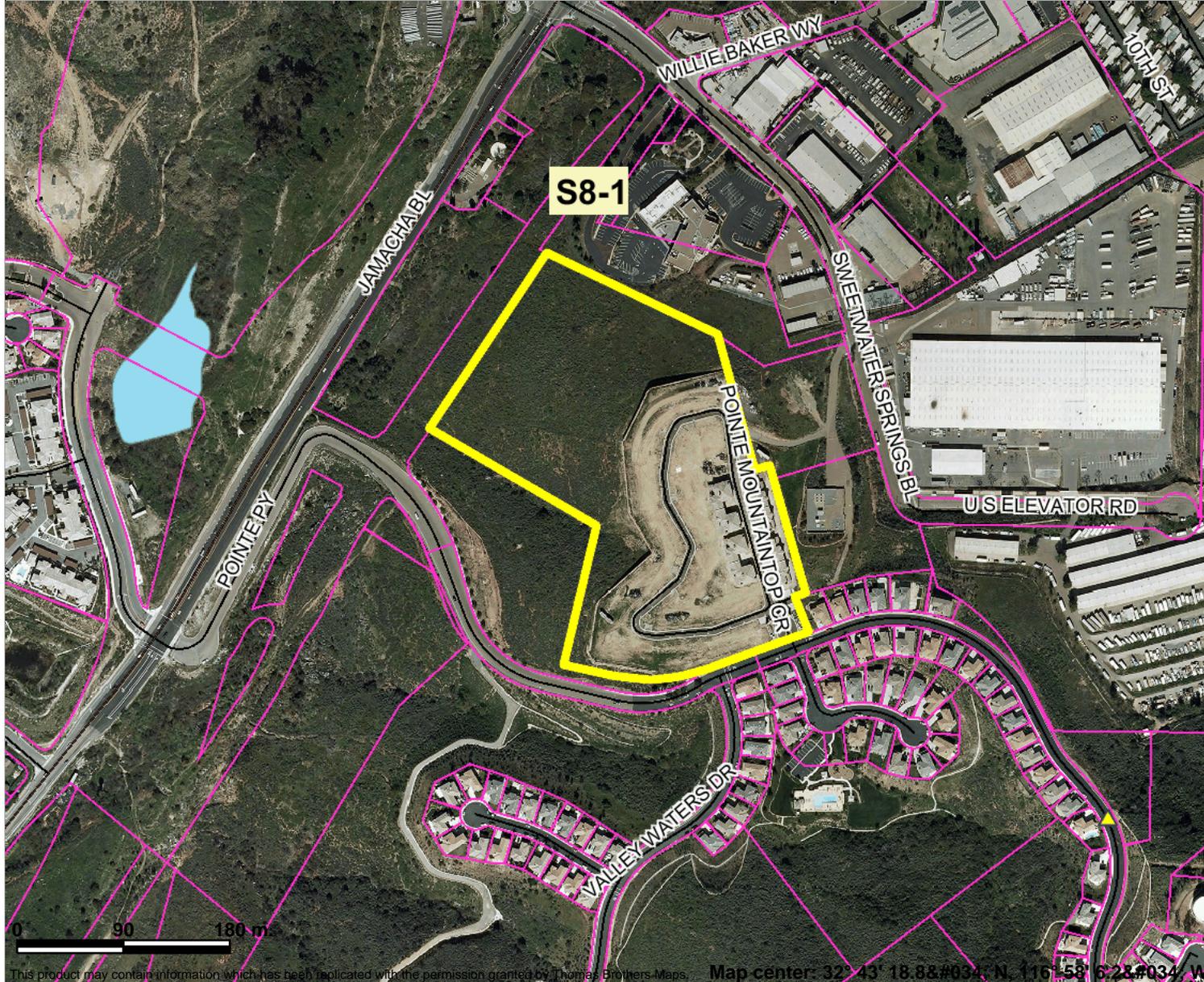
Housing Element Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A-# Table Reference



Spring Valley Community Planning Area 8 - Aerial



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- County Boundary2

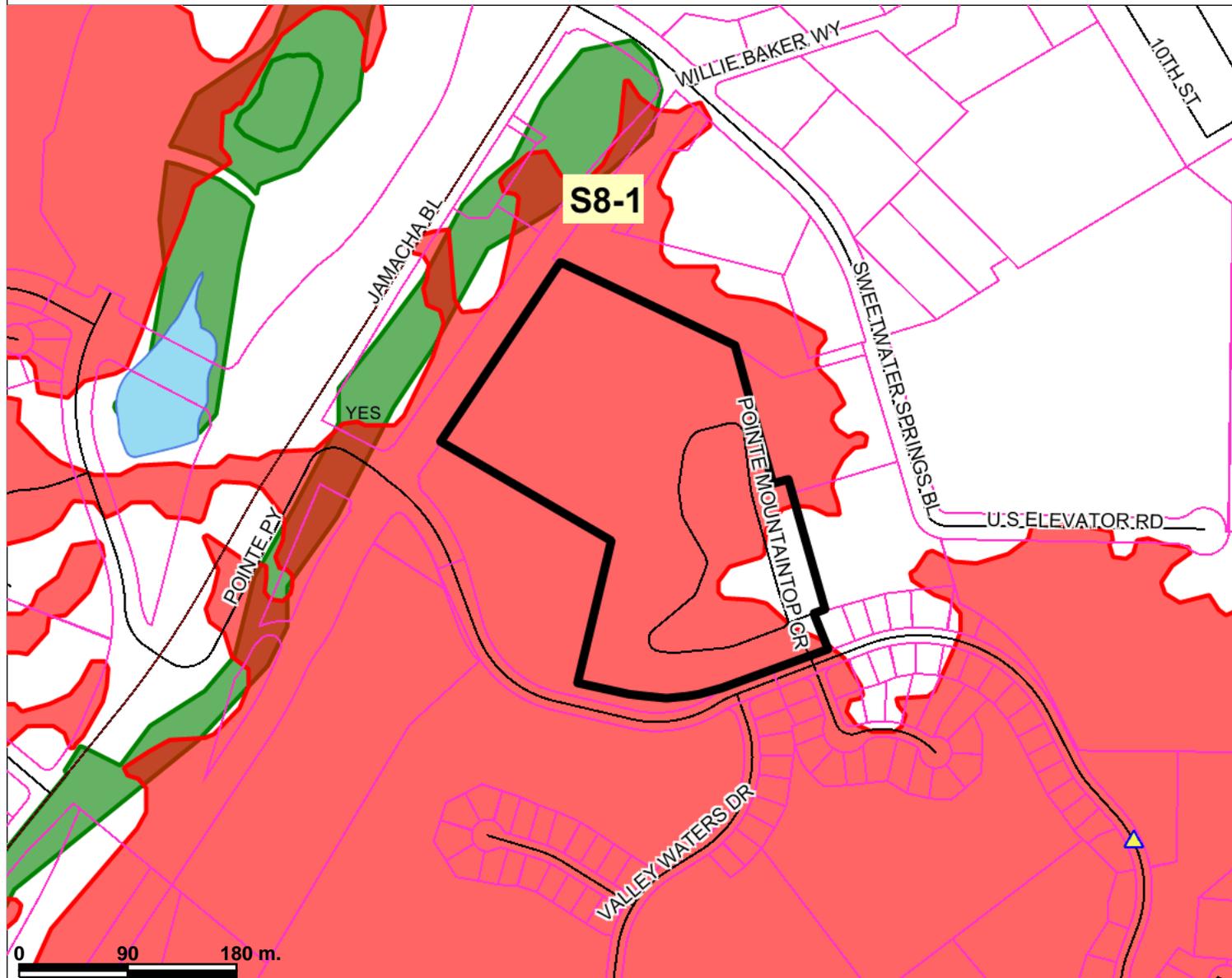
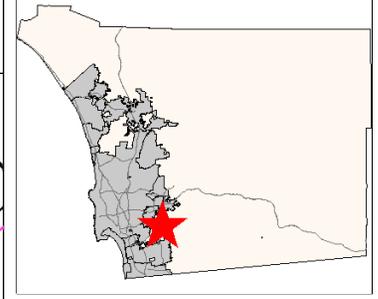
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Spring Valley Community Planning Area 8 - Environmental Factors



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Slope > 25%
- County Flood Plains**
- Channelized Floodway
- Flood Way
- 100 Year Flood Plain
- FEMA Flood Plains
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2

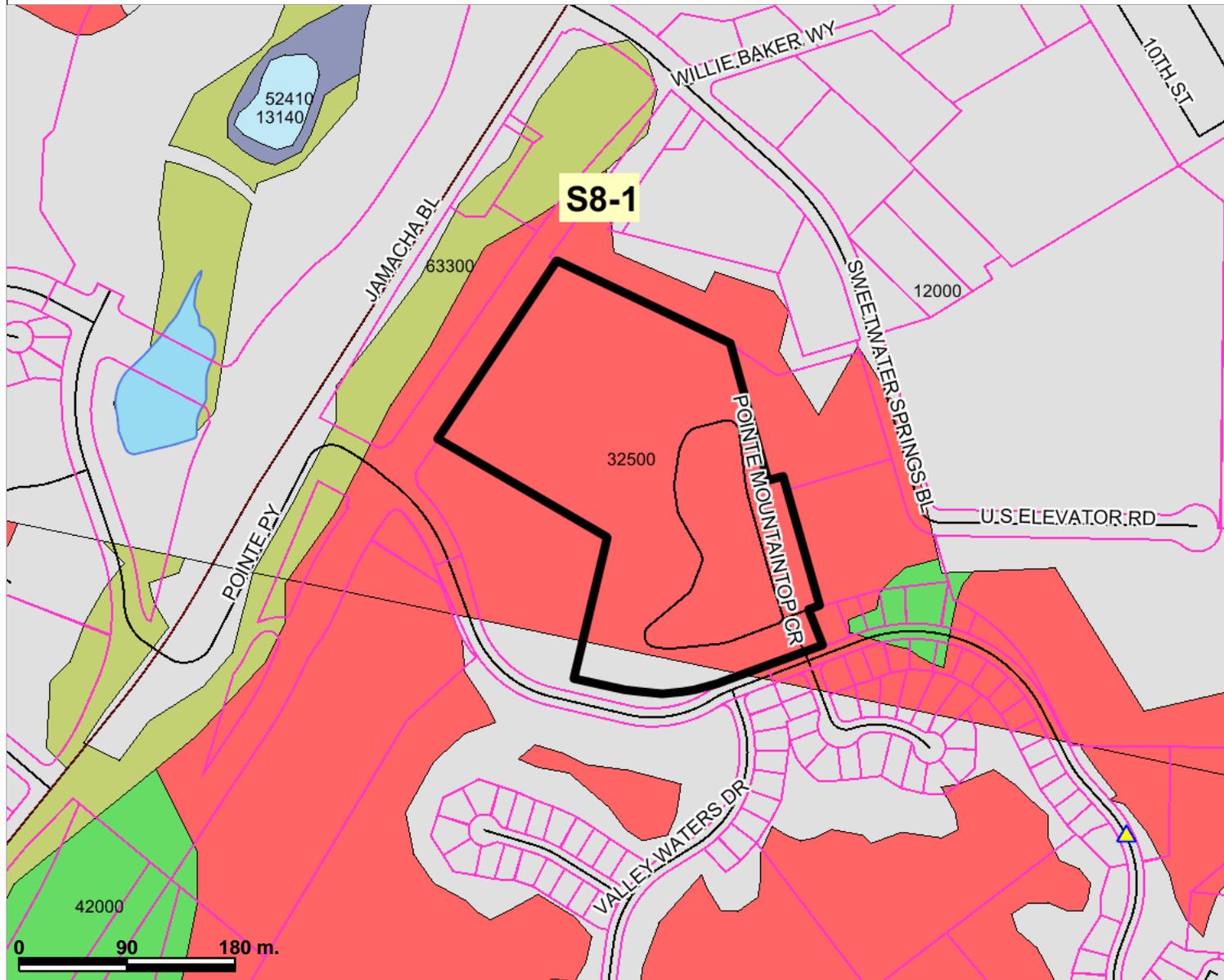
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Spring Valley Community Planning Area 8 - Vegetation



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
- County Boundary2

N

Scale: 1:5,127

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