

**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
S1-1	5780115200	0.5	Vacant	VR10.9	10.9	4	
S1-2	5780110700	0.99	<i>Underutilized (Single Family Residential)</i>	VR10.9	10.9	8	
S1-3	5780114800	0.58	Vacant	VR10.9	10.9	5	
S2-1	5780128000	1.12	Vacant	VR10.9	10.9	9	
S2-2	5780122800	0.5	<i>Underutilized (Single Family Residential)</i>	VR10.9	10.9	4	
S2-3	5780122300	0.88	<i>Underutilized (Single Family Residential)</i>	VR10.9	10.9	7	
S2-3	5780127500	0.25	Vacant	VR10.9	10.9	2	
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
S7-1	5781435100	0.52	<i>Underutilized (Single Family Residential)</i>	VR10.9	10.9	4	
S7-2	5840611600	0.3	Vacant	VR15	15	3	

Total

142

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-S2

Housing Element Sites Inventory

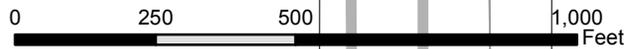
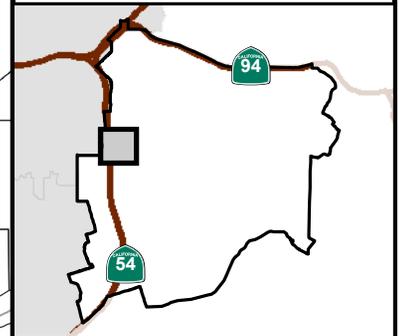
Legend

- 10.9 du/acre
- Vacant Site
- Underutilized Site



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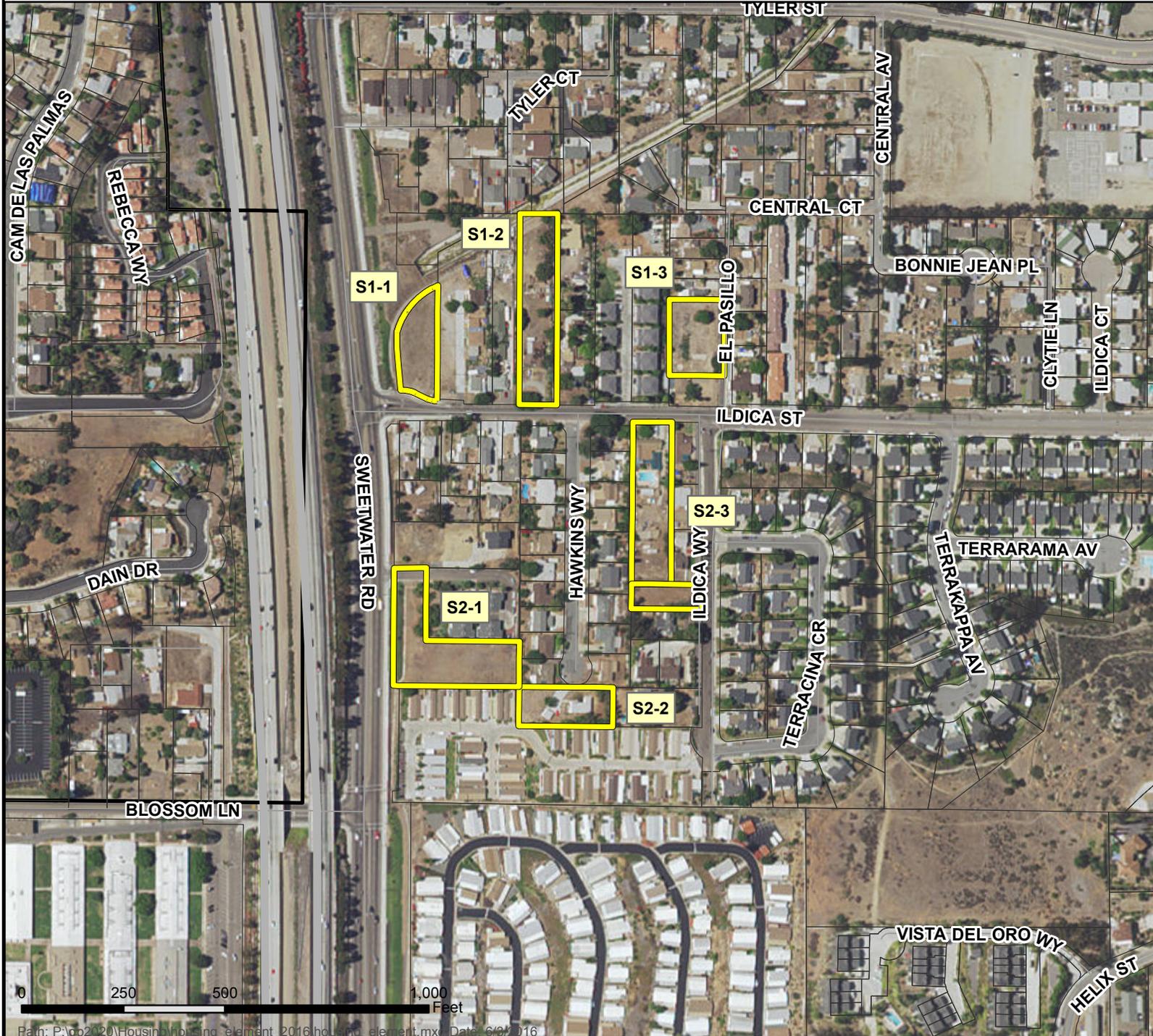


Spring Valley Community Planning Area S1-S2 - Aerial

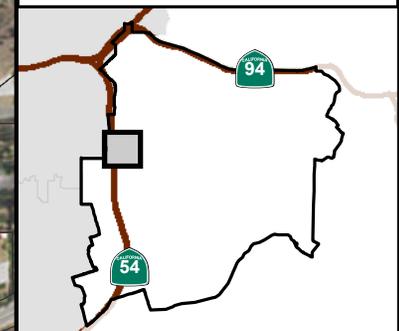
Housing Element Sites Inventory

Legend

 Potential Sites



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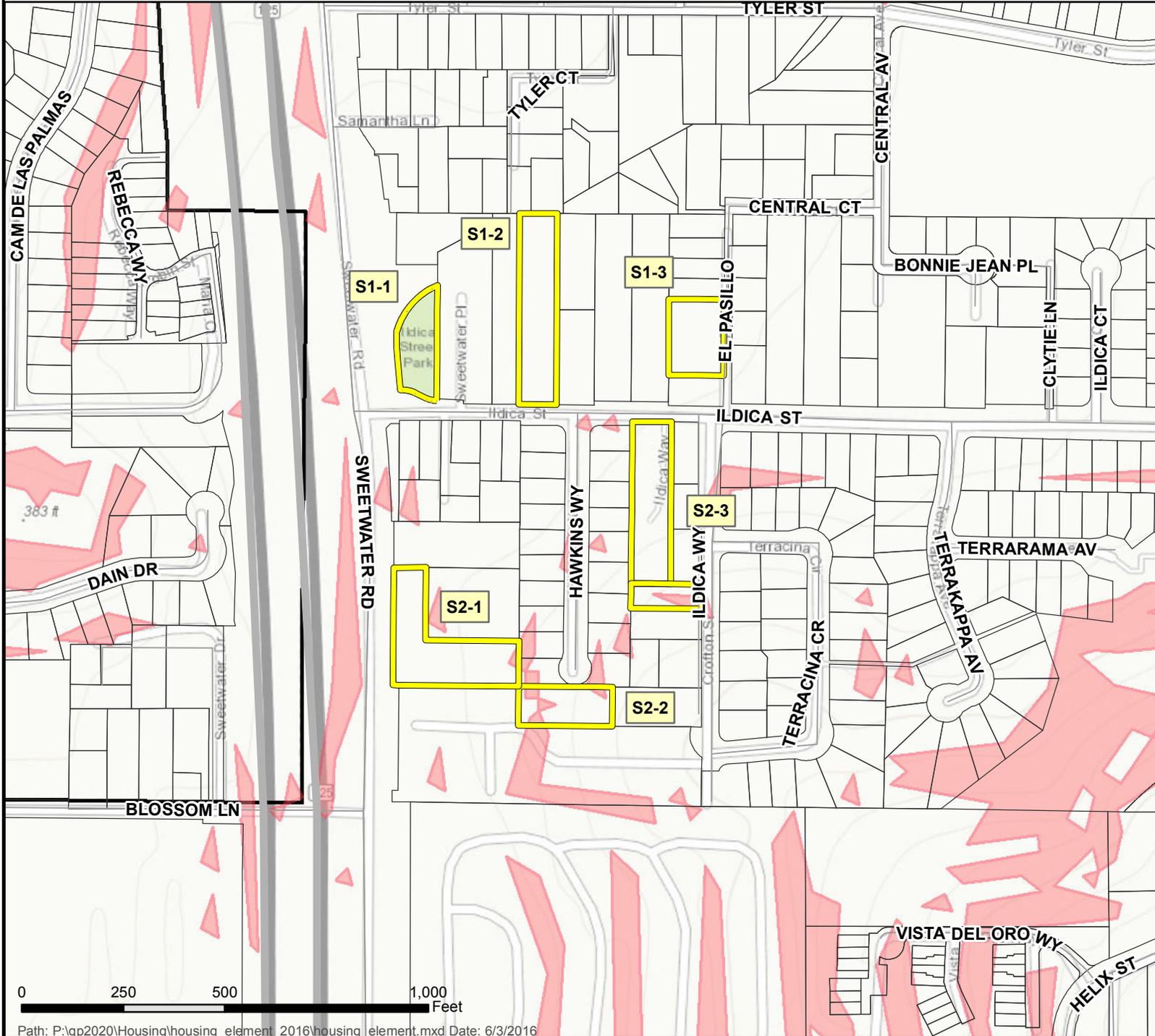


Spring Valley Community Planning Area S1-S2 Environmental Factors

Housing Element Sites Inventory

Legend

-  Potential Sites
-  Slope >25%

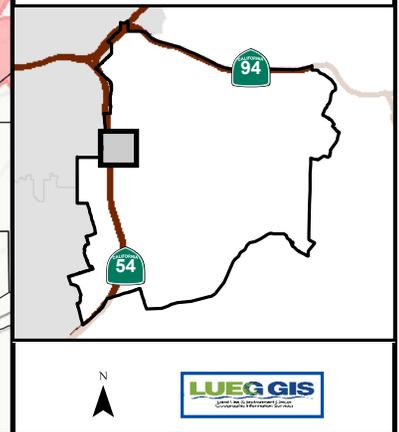


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0 250 500 1,000 Feet

Path: P:\gp2020\Housing\housing element_2016\housing element.mxd Date: 6/3/2016

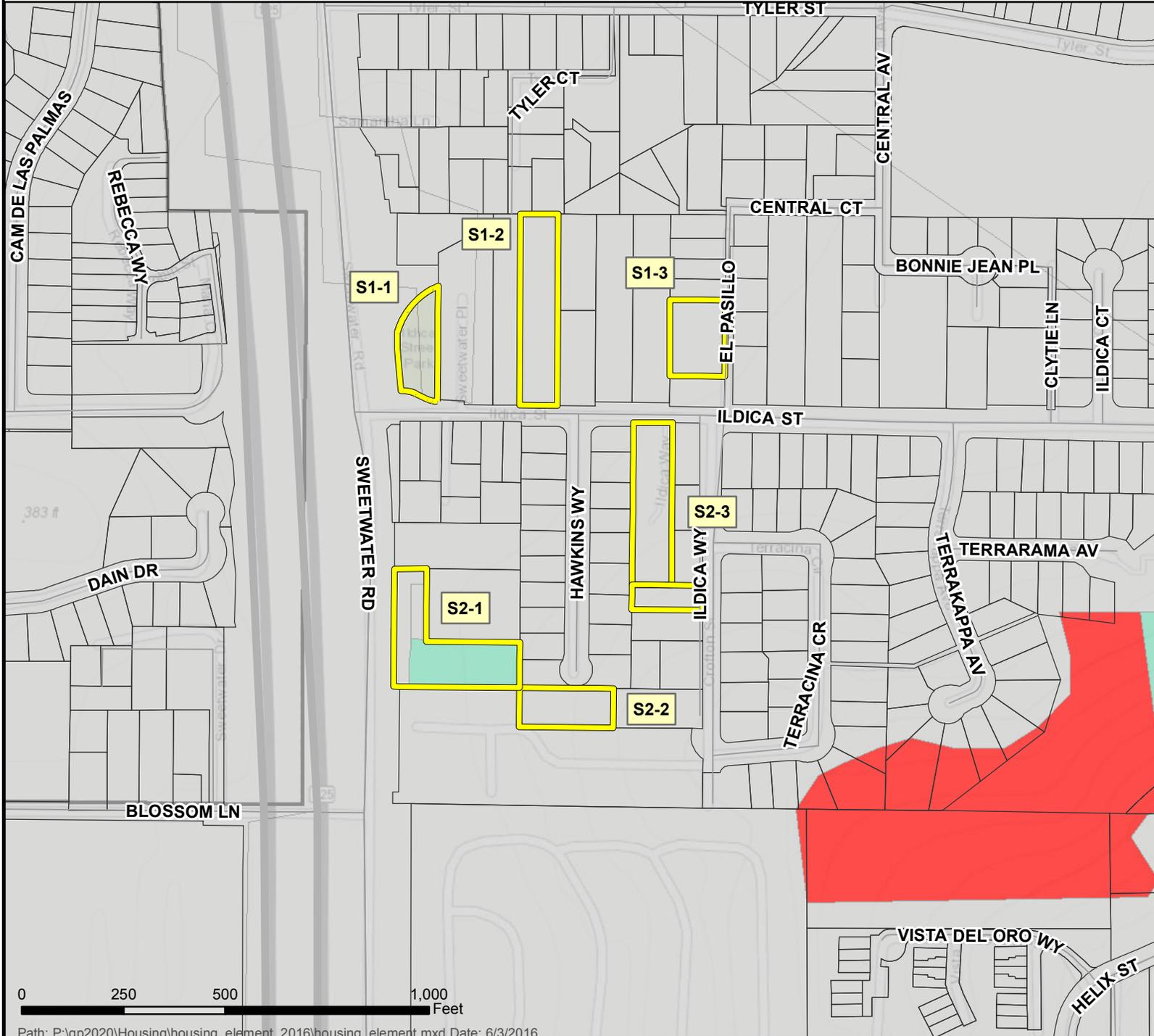


Spring Valley Community Planning Area S1-S2 - Vegetation

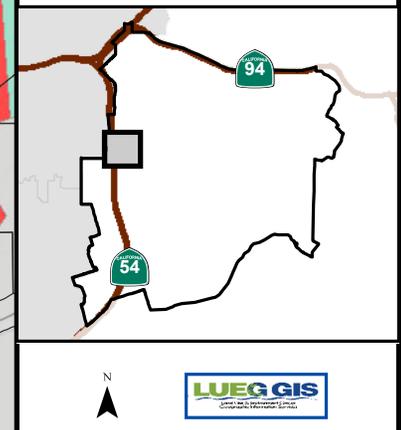
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Grassland
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland



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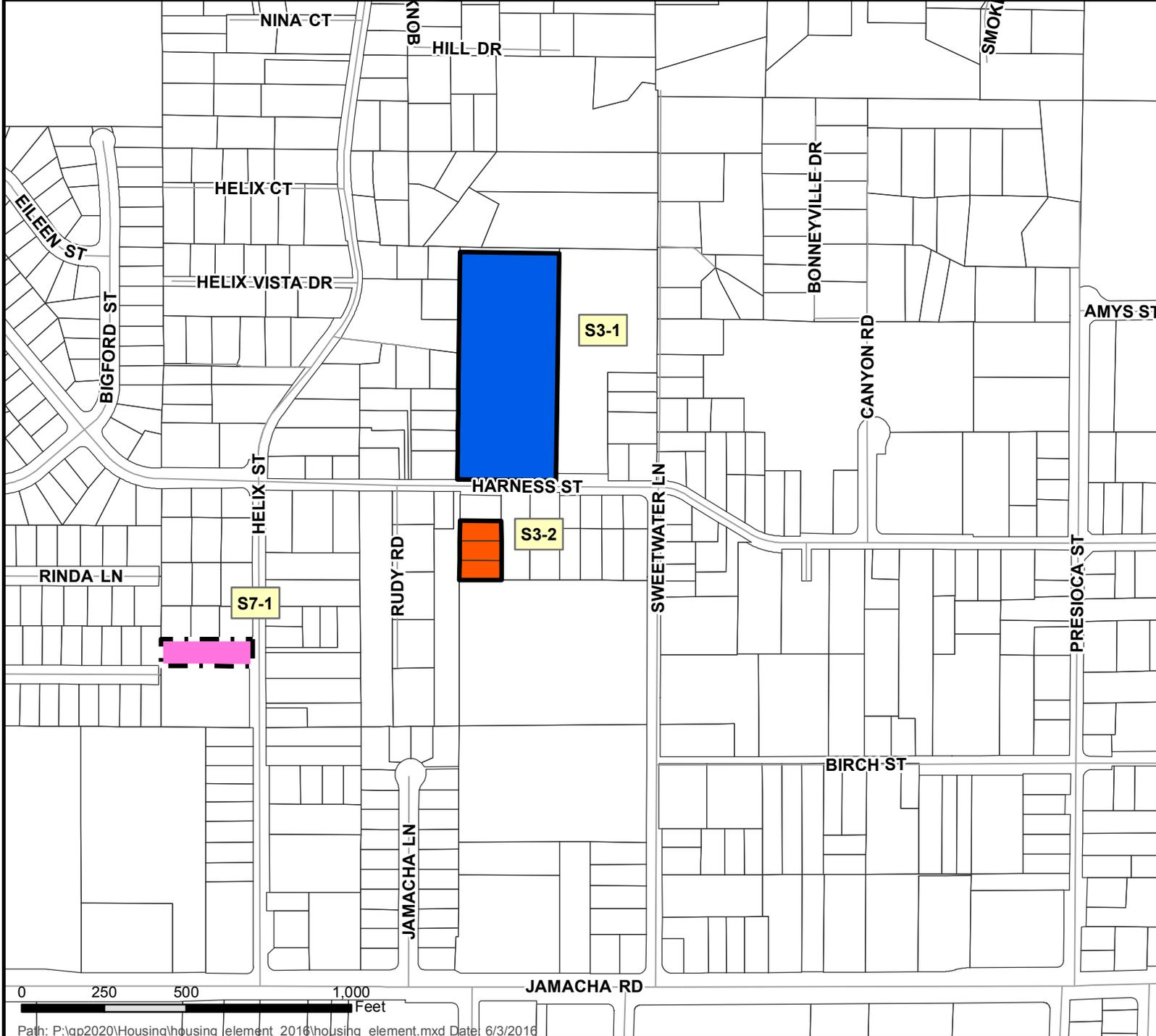


Spring Valley Community Planning Area S3

Housing Element Sites Inventory

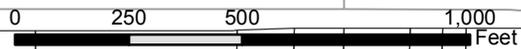
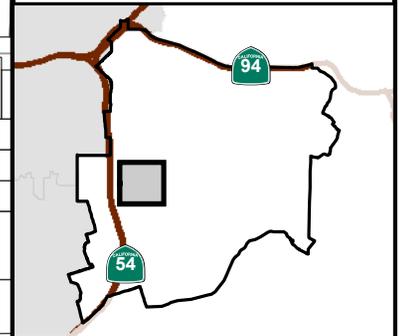
Legend

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



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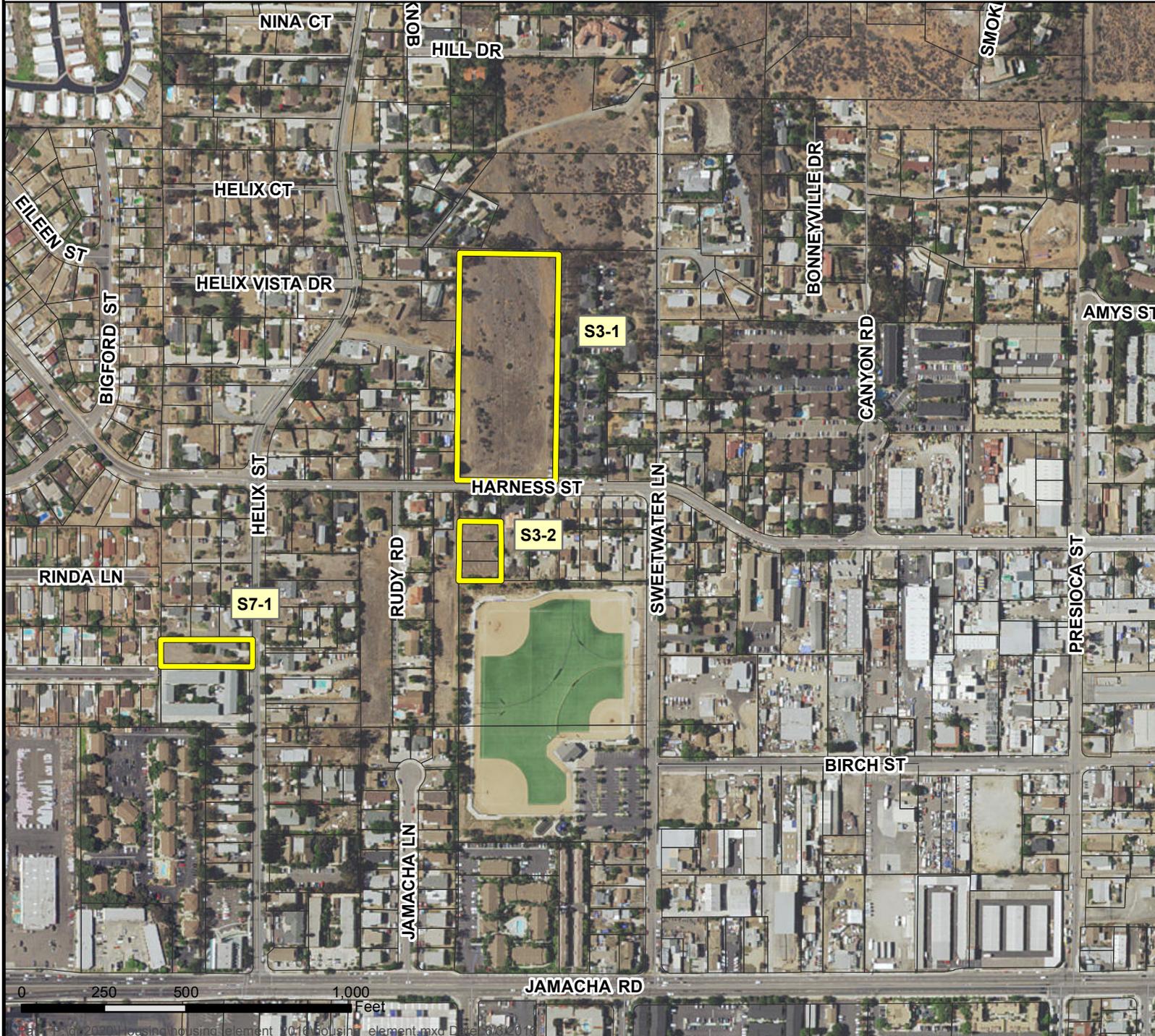


Spring Valley Community Planning Area S3 - Aerial

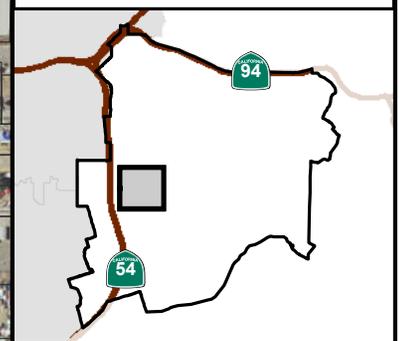
Housing Element Sites Inventory

Legend

 Potential Sites



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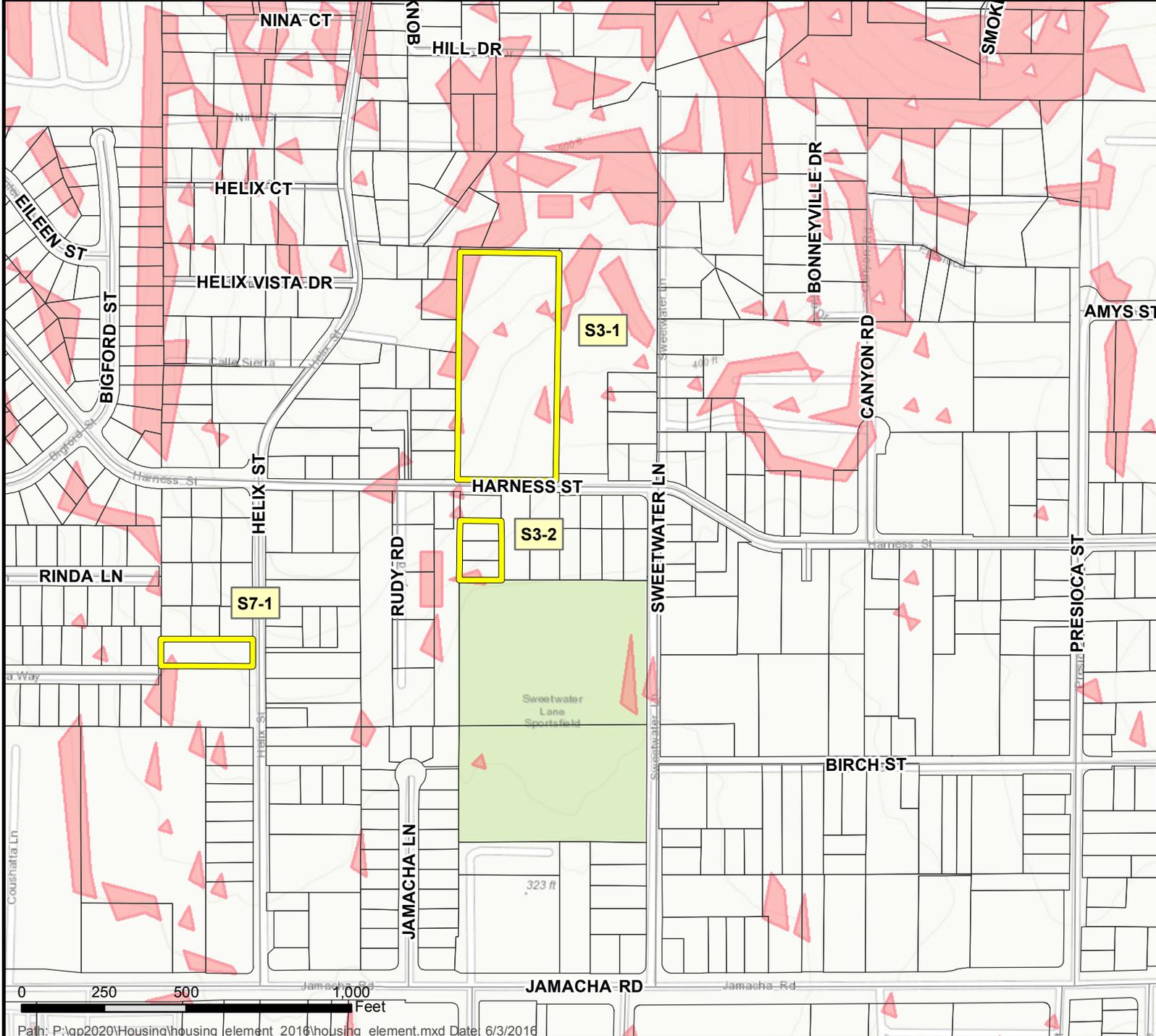


Spring Valley Community Planning Area S3 Environmental Factors

Housing Element Sites Inventory

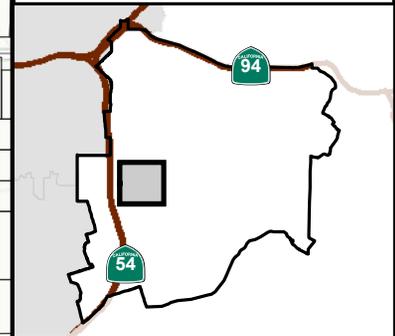
Legend

-  Potential Sites
-  Slope >25%

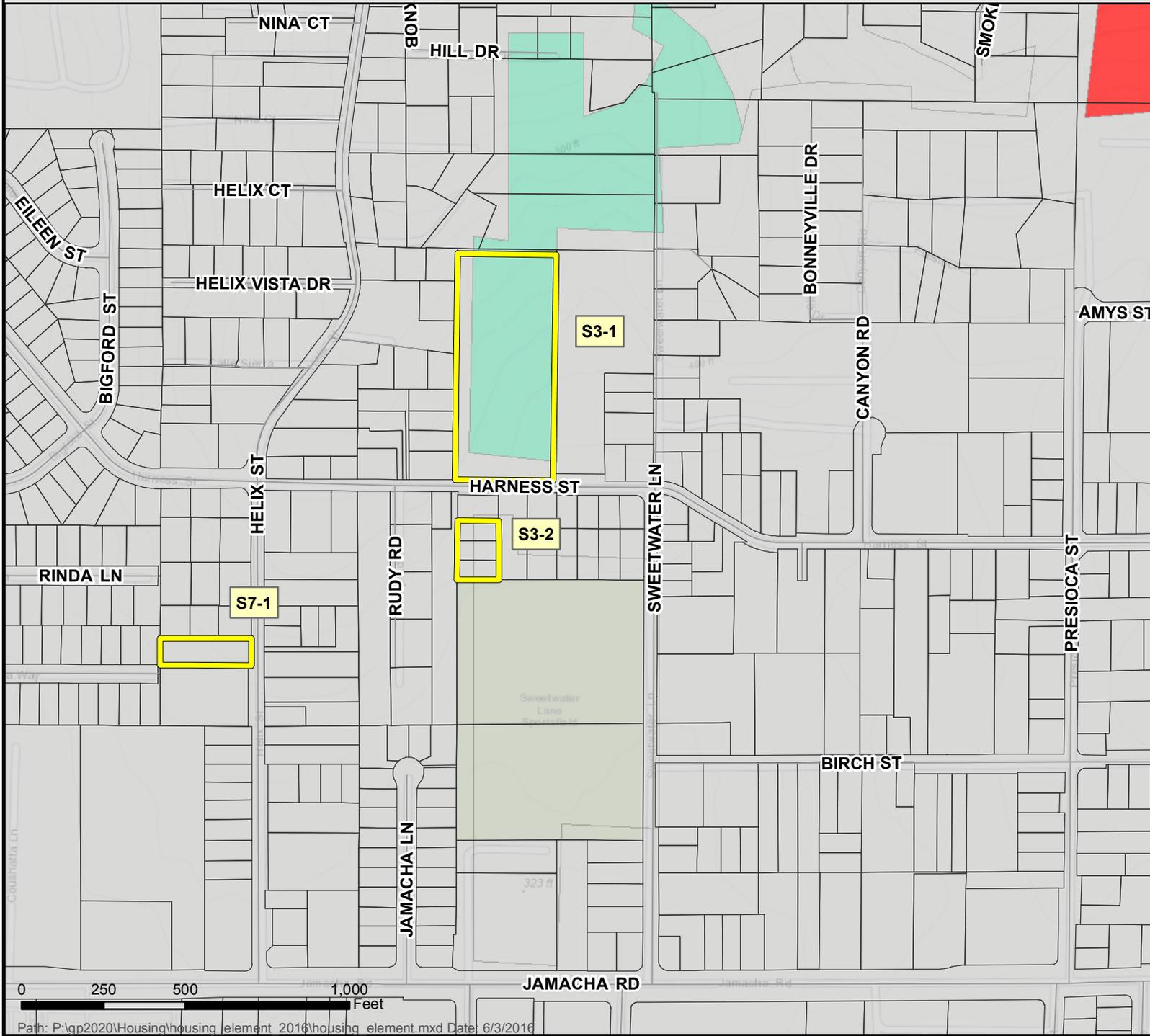


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Spring Valley Community Planning Area S3 - Vegetation



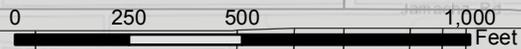
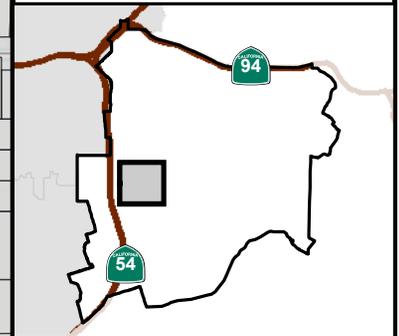
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Grassland
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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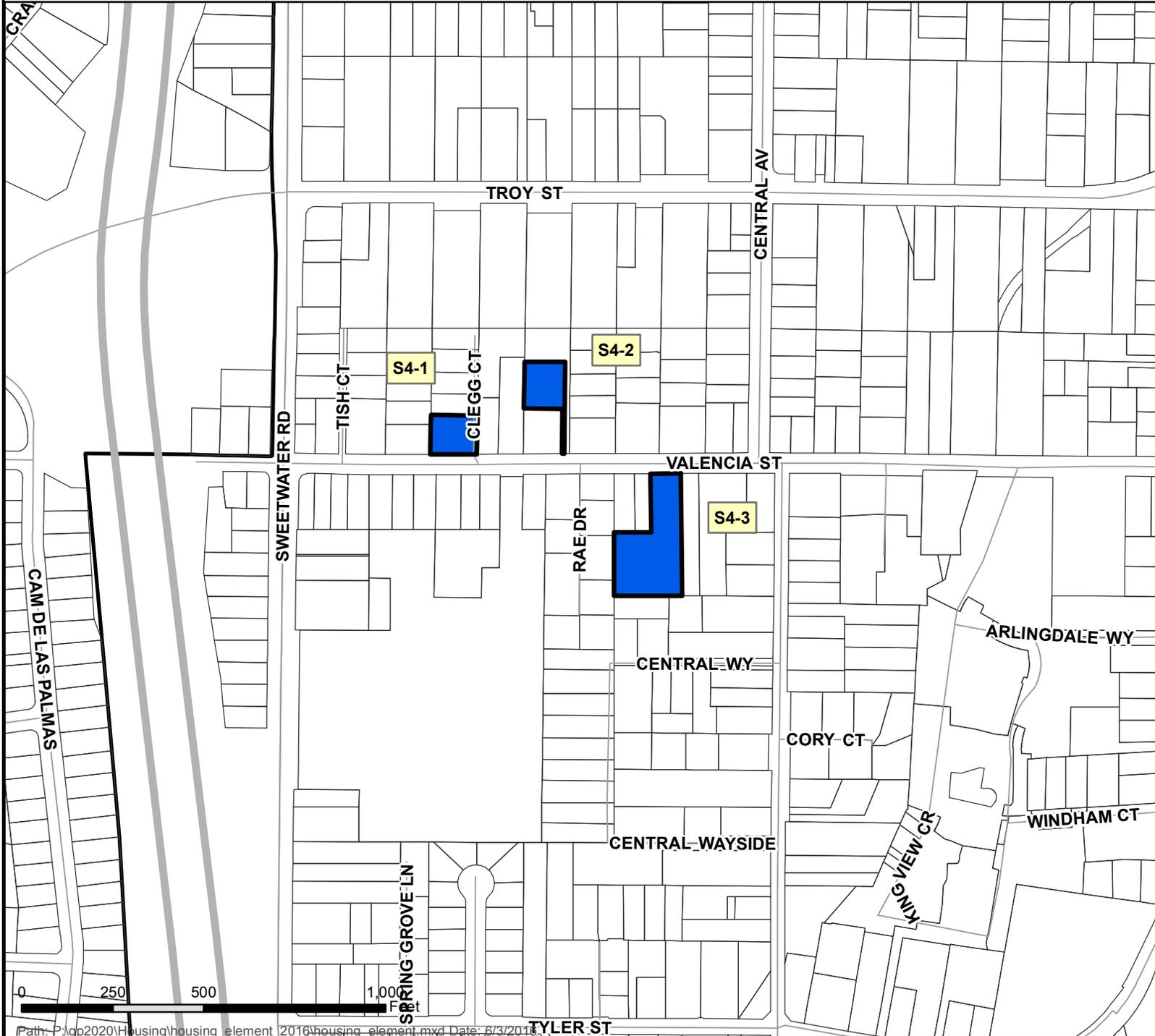


Spring Valley Community Planning Area S4

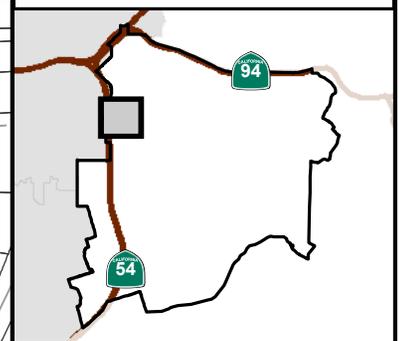
Housing Element Sites Inventory

Legend

- 15 du/acre
- Vacant Site



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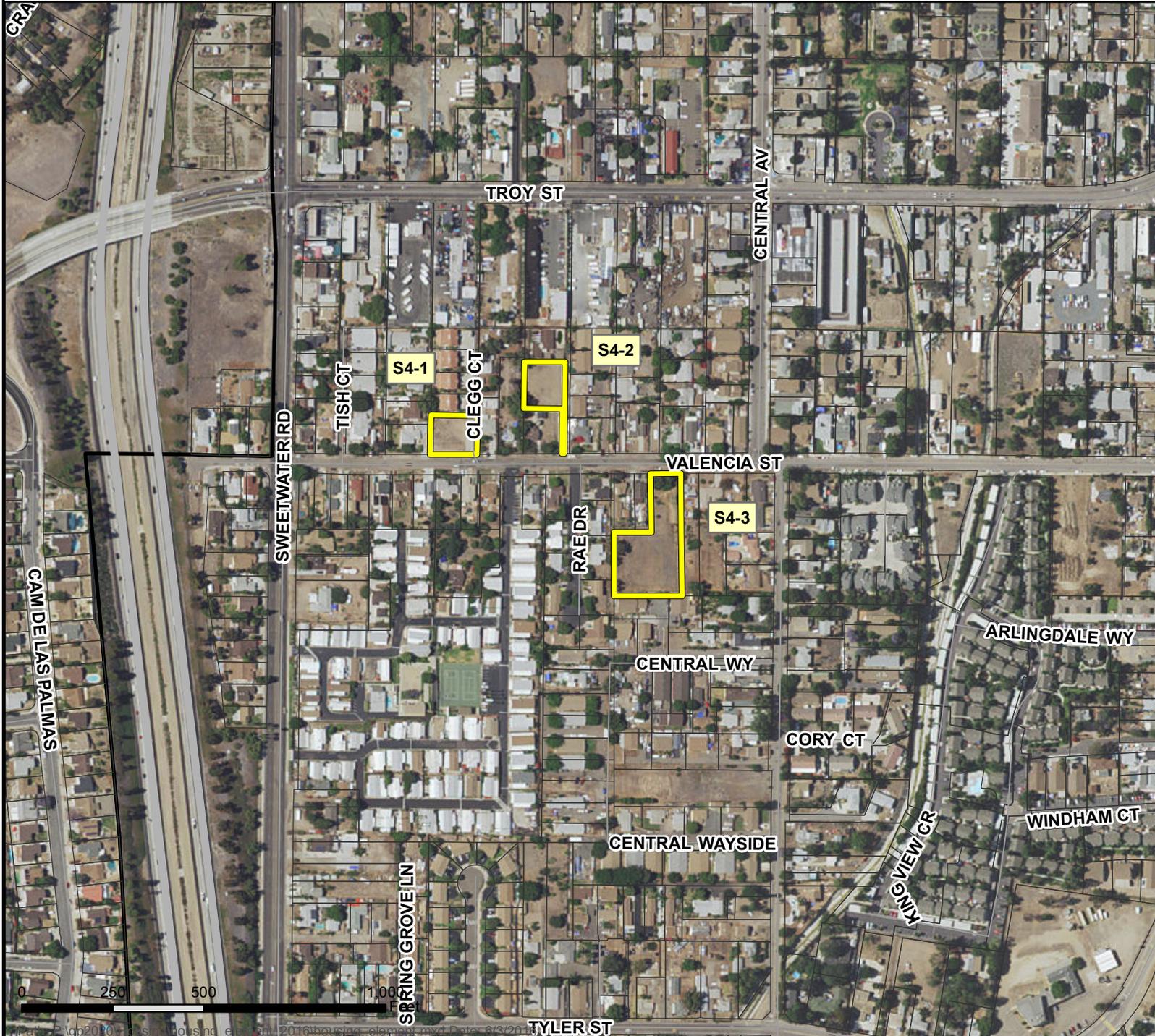


Spring Valley Community Planning Area S4 - Aerial

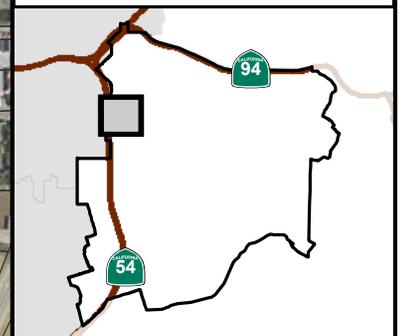
Housing Element Sites Inventory

Legend

 Potential Sites



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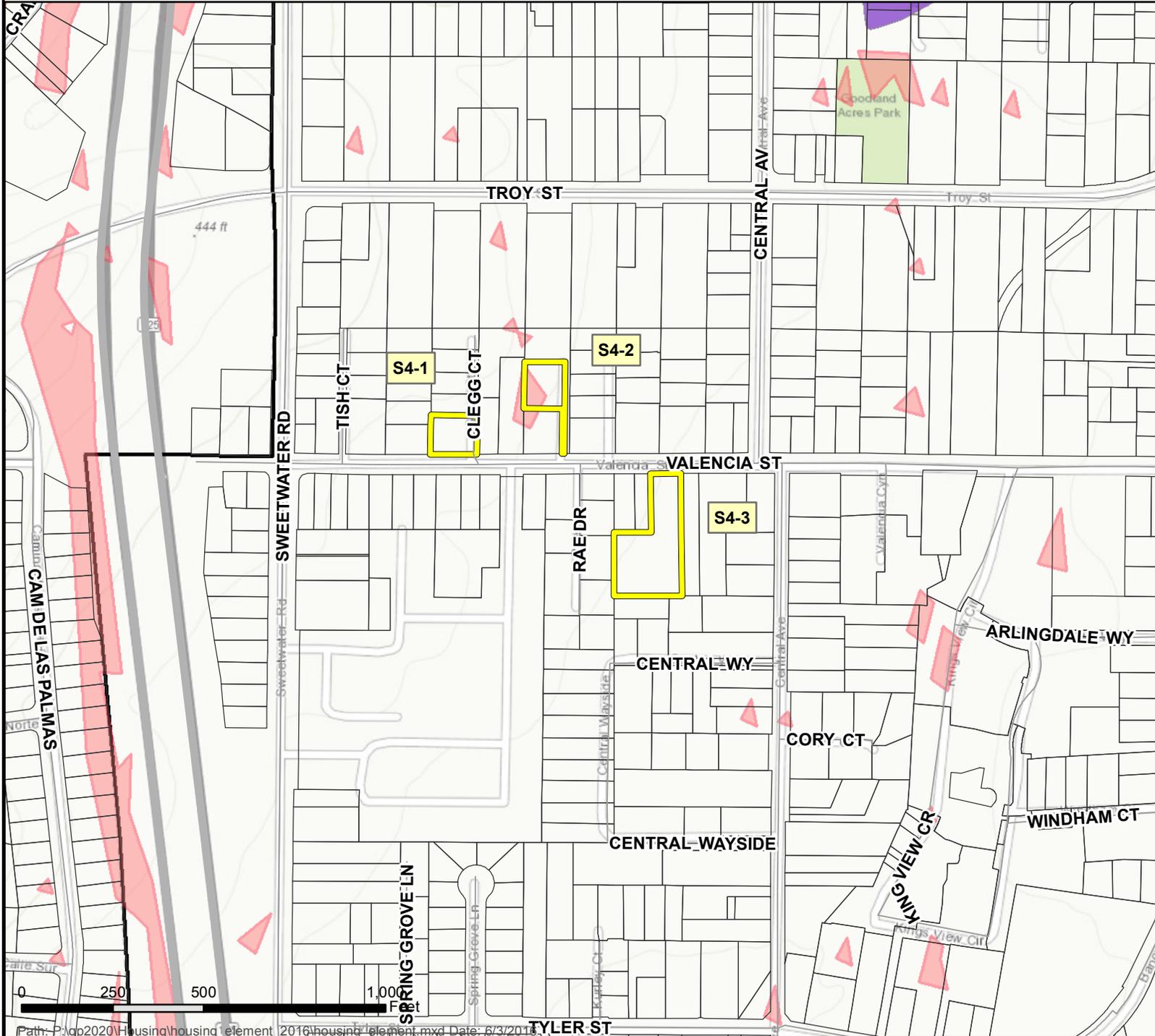


Spring Valley Community Planning Area S4 Environmental Factors

Housing Element Sites Inventory

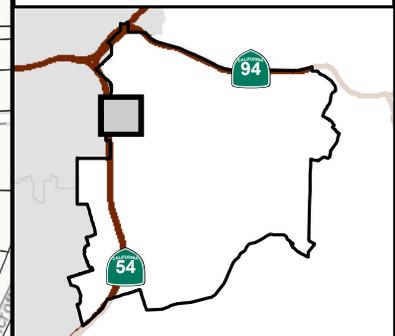
Legend

-  Potential Sites
-  Slope >25%
- FEMA Flood Hazard Zone**
-  100 Year Flood Plain



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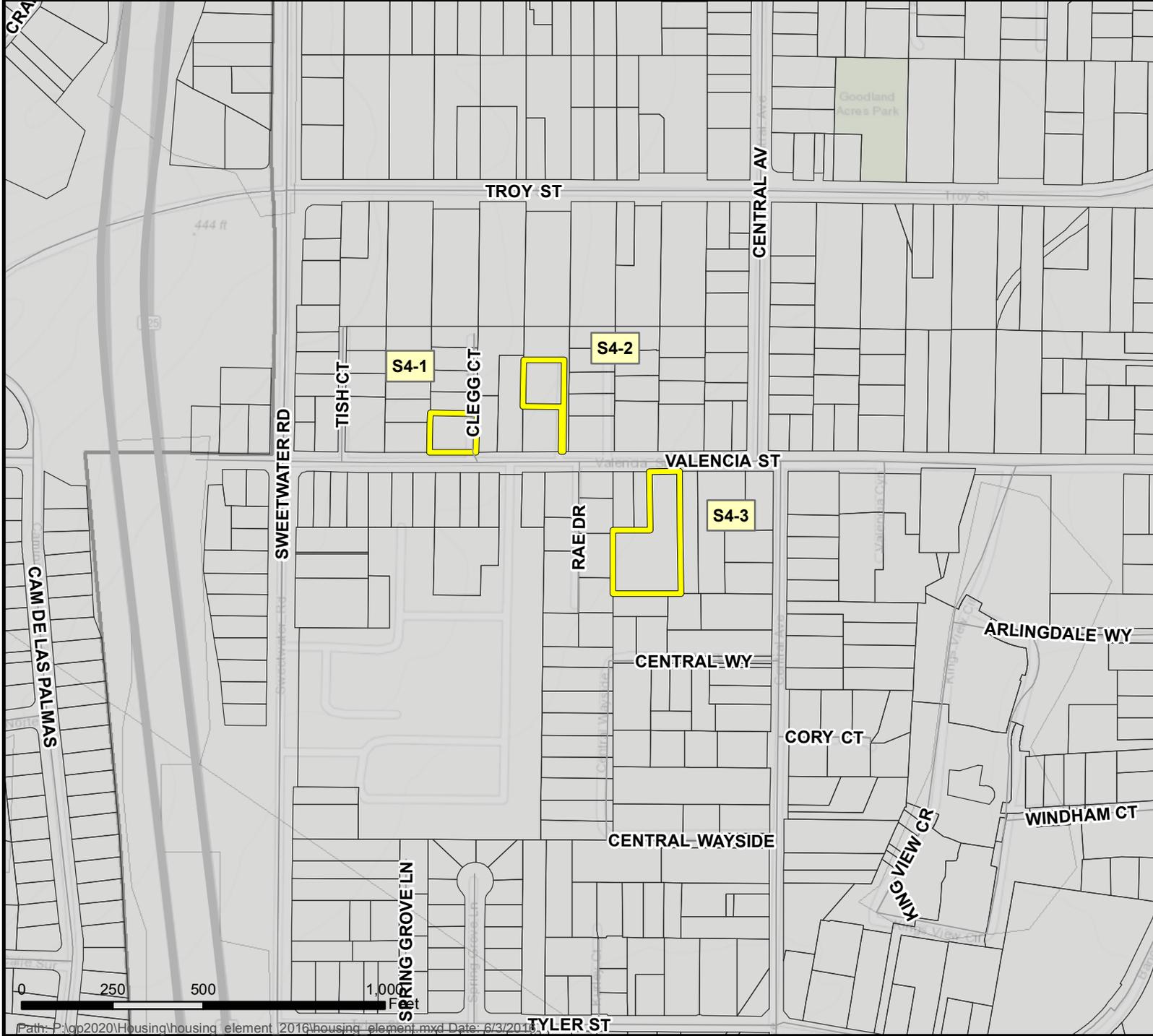


Spring Valley Community Planning Area S4 - Vegetation

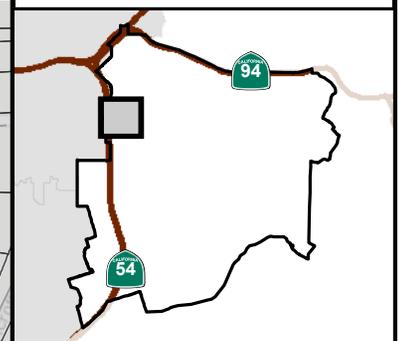
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland



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Spring Valley Community Planning Area S5

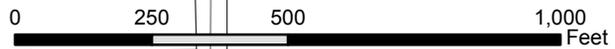
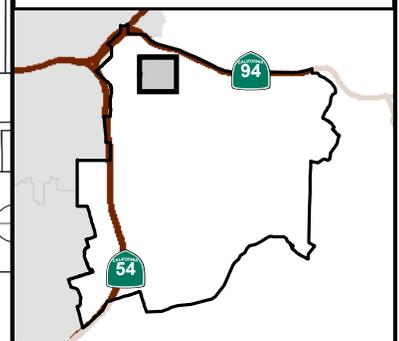
Housing Element Sites Inventory

Legend

-  20 du/acre
-  Vacant Site



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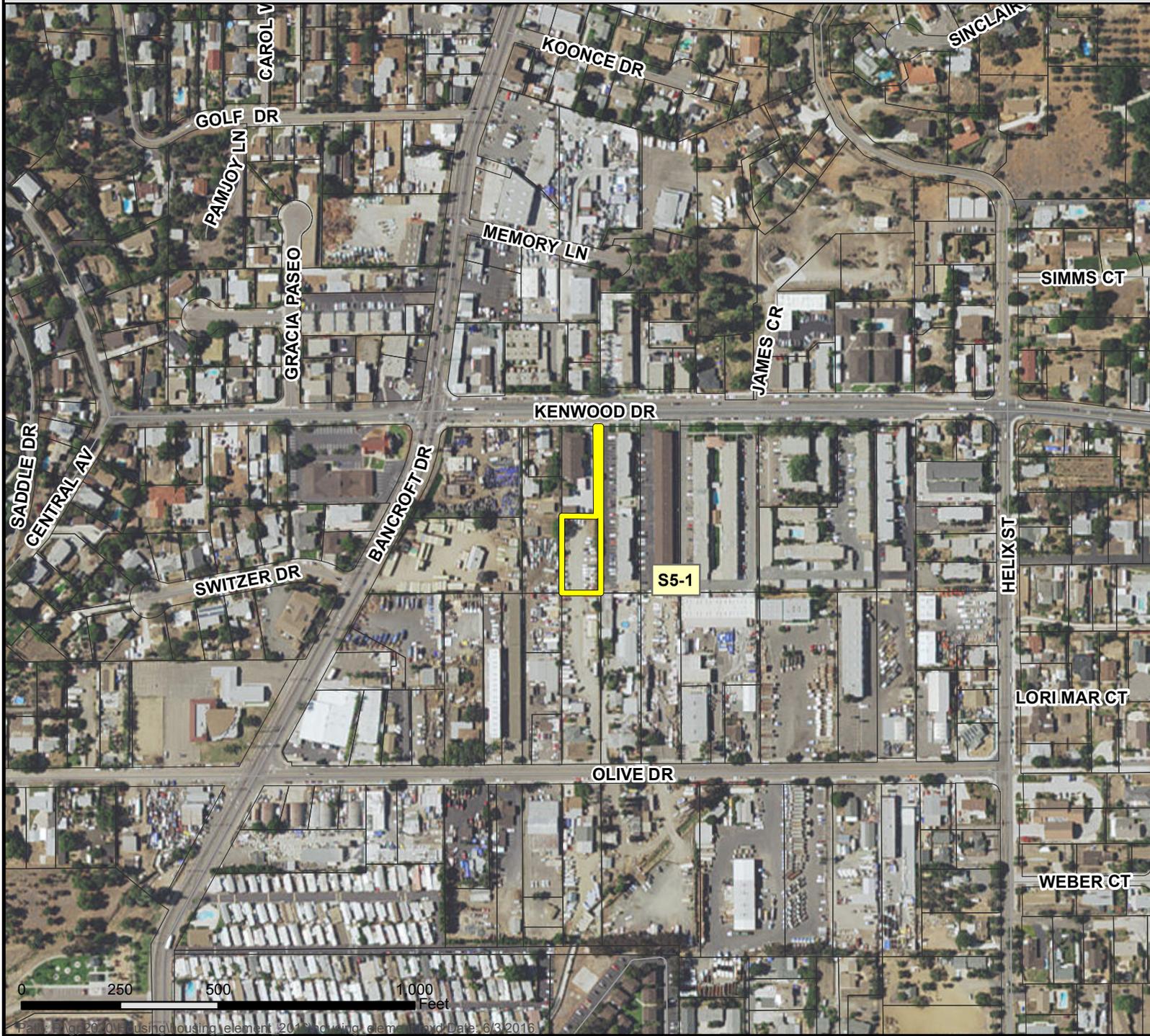


Spring Valley Community Planning Area S5 - Aerial

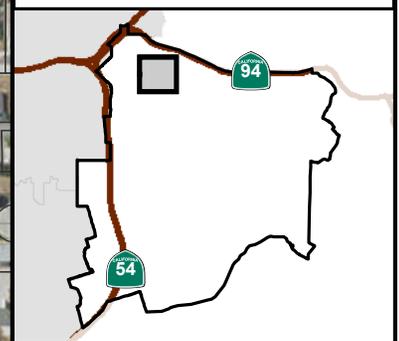
Housing Element Sites Inventory

Legend

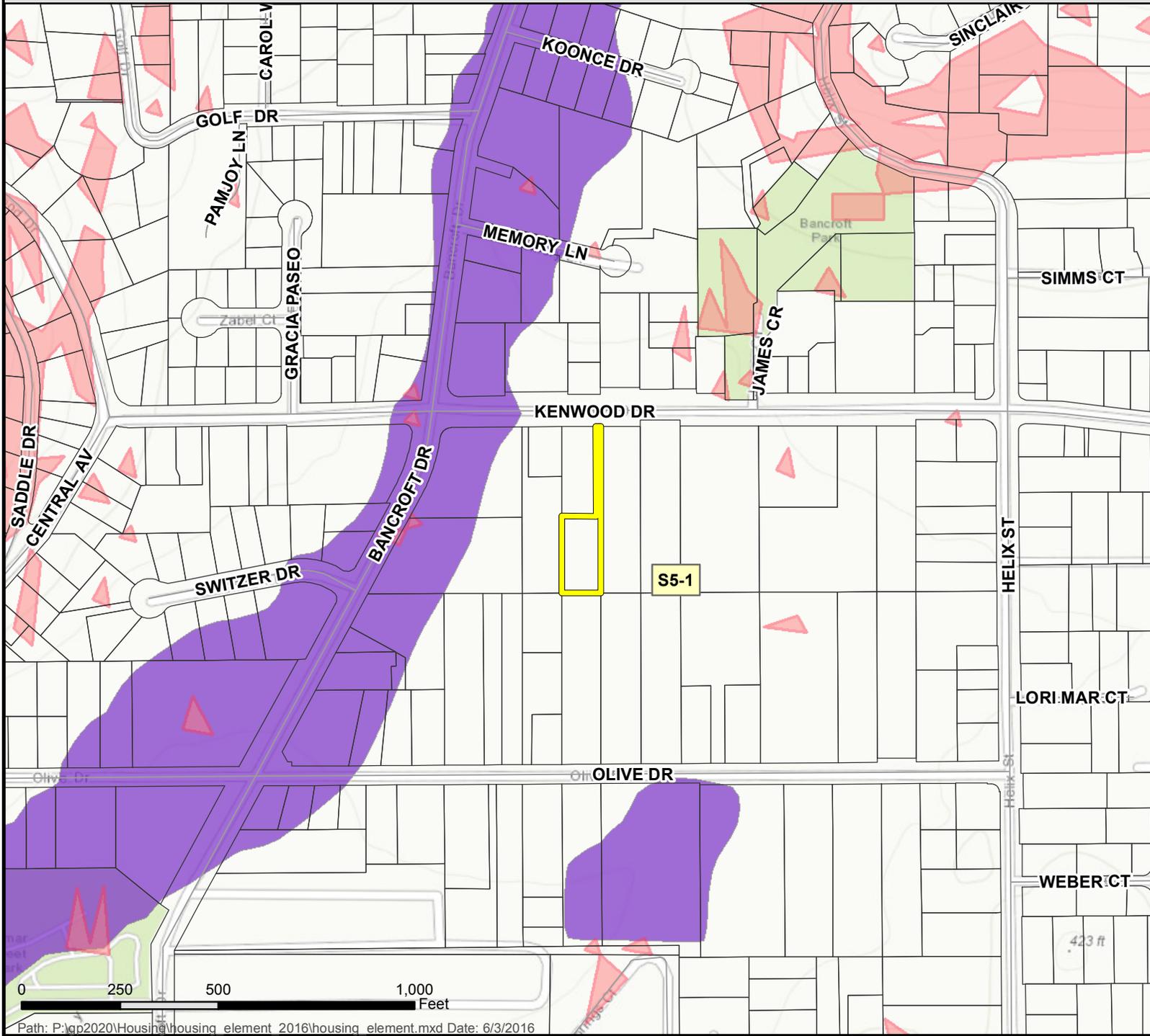
 Potential Sites



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Spring Valley Community Planning Area S5 Environmental Factors



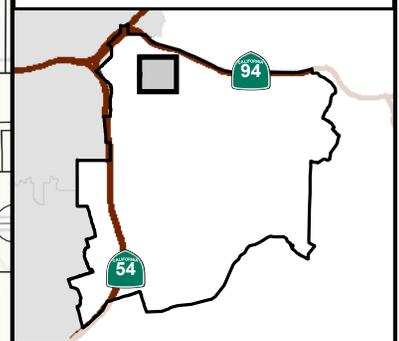
Housing Element Sites Inventory

Legend

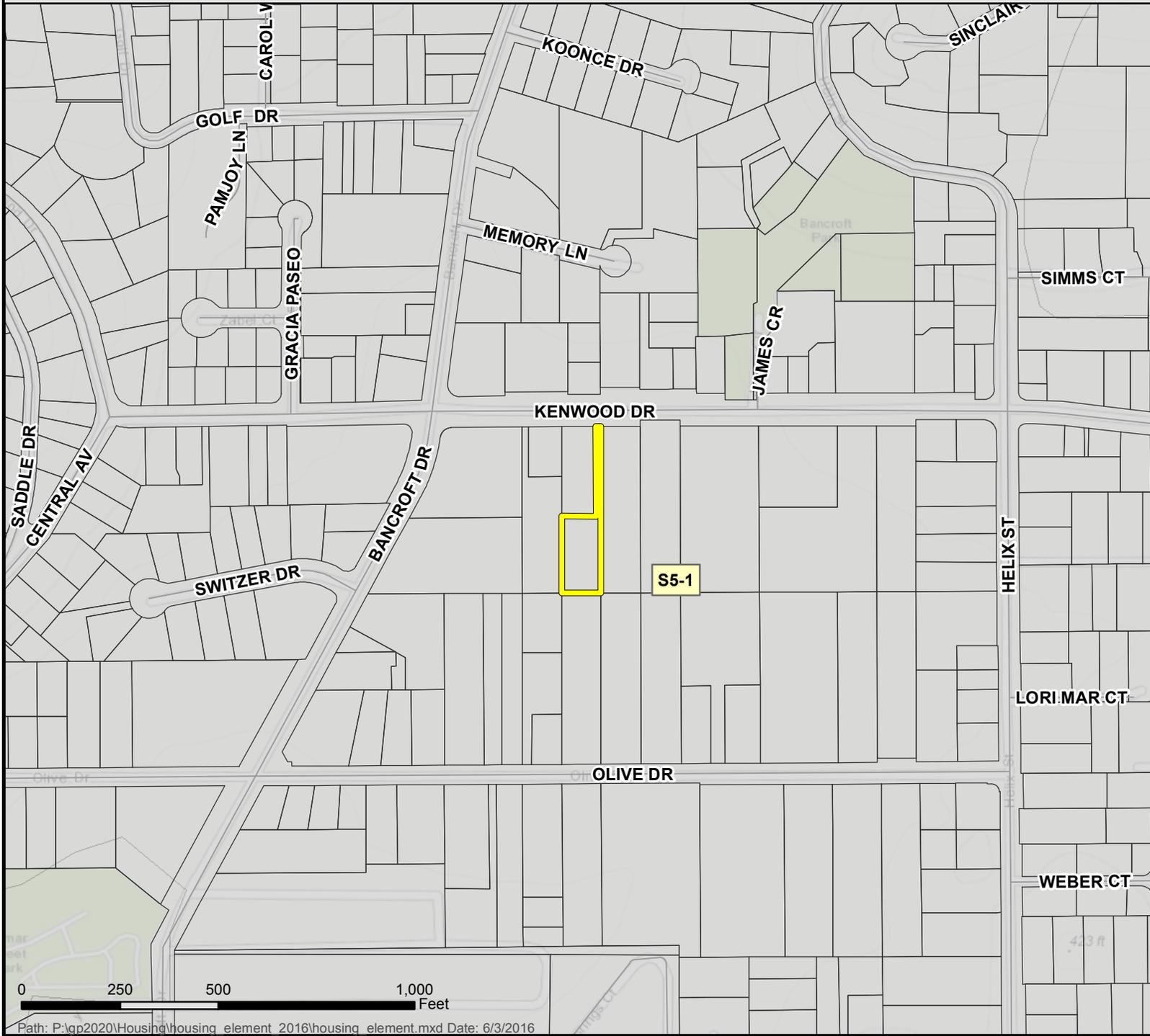
- Potential Sites
- Slope >25%
- FEMA Flood Hazard Zone**
- 100 Year Flood Plain

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Spring Valley Community Planning Area S5 - Vegetation



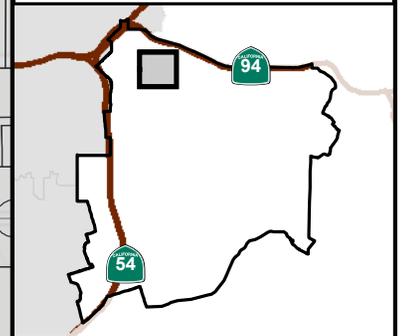
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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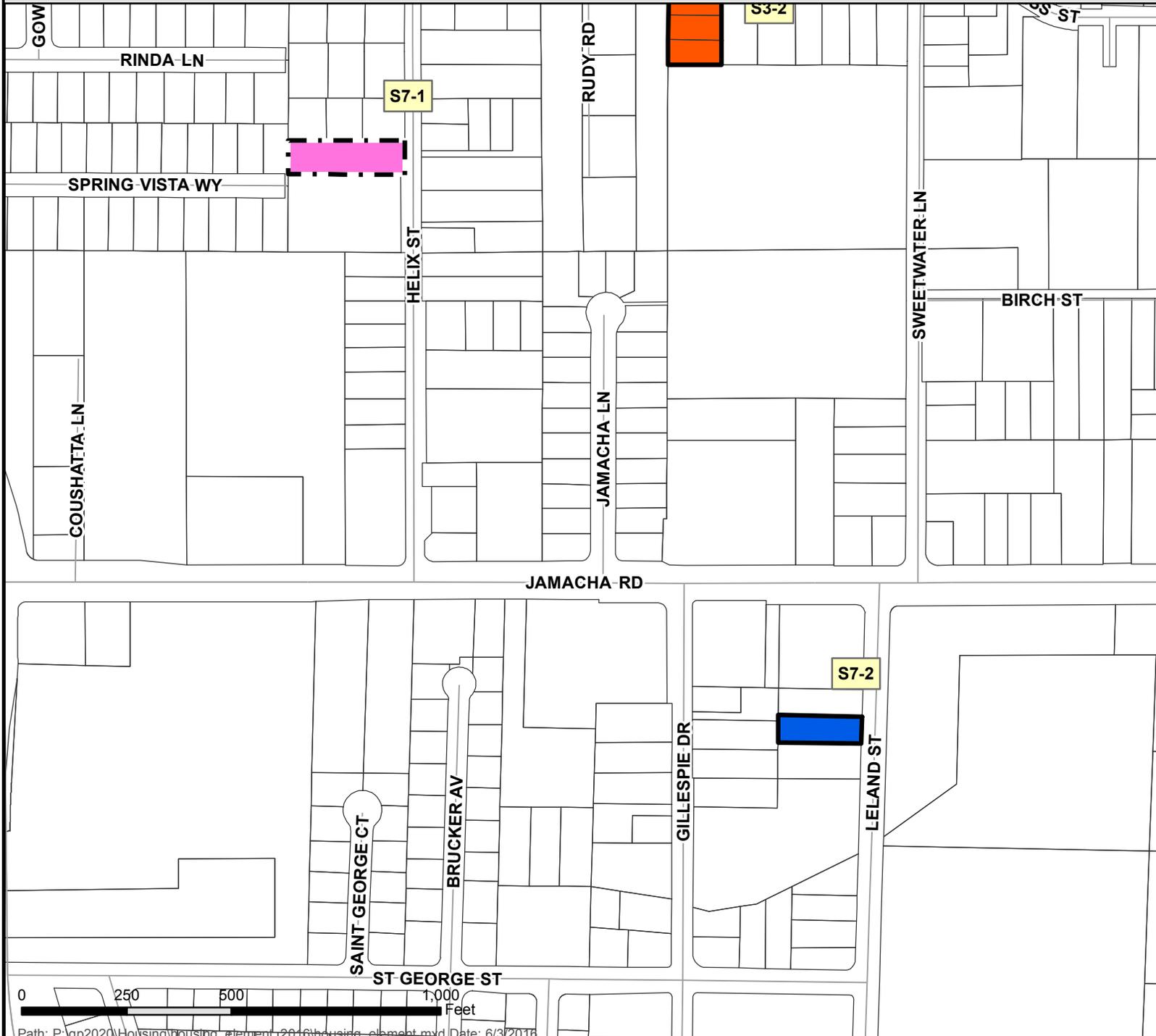


Spring Valley Community Planning Area S7

Housing Element Sites Inventory

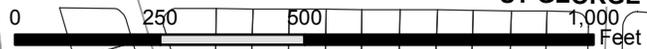
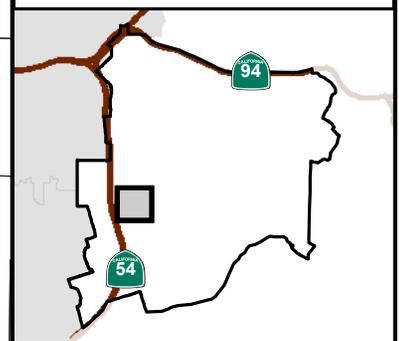
Legend

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

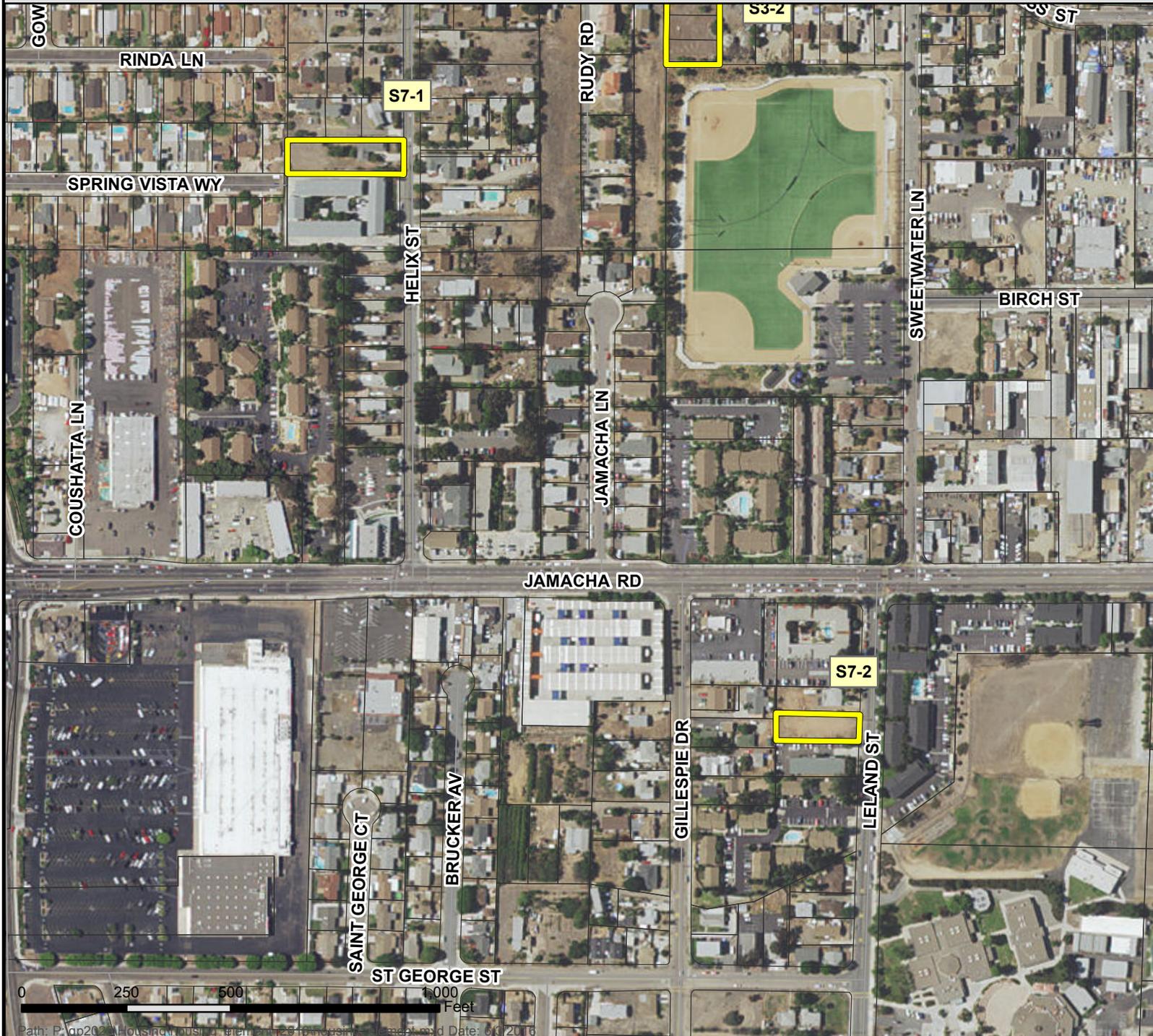


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Spring Valley Community Planning Area S7 - Aerial

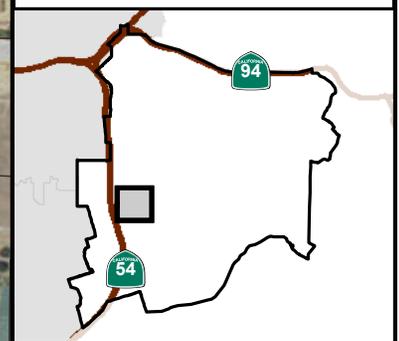


Housing Element Sites Inventory

Legend

 Potential Sites

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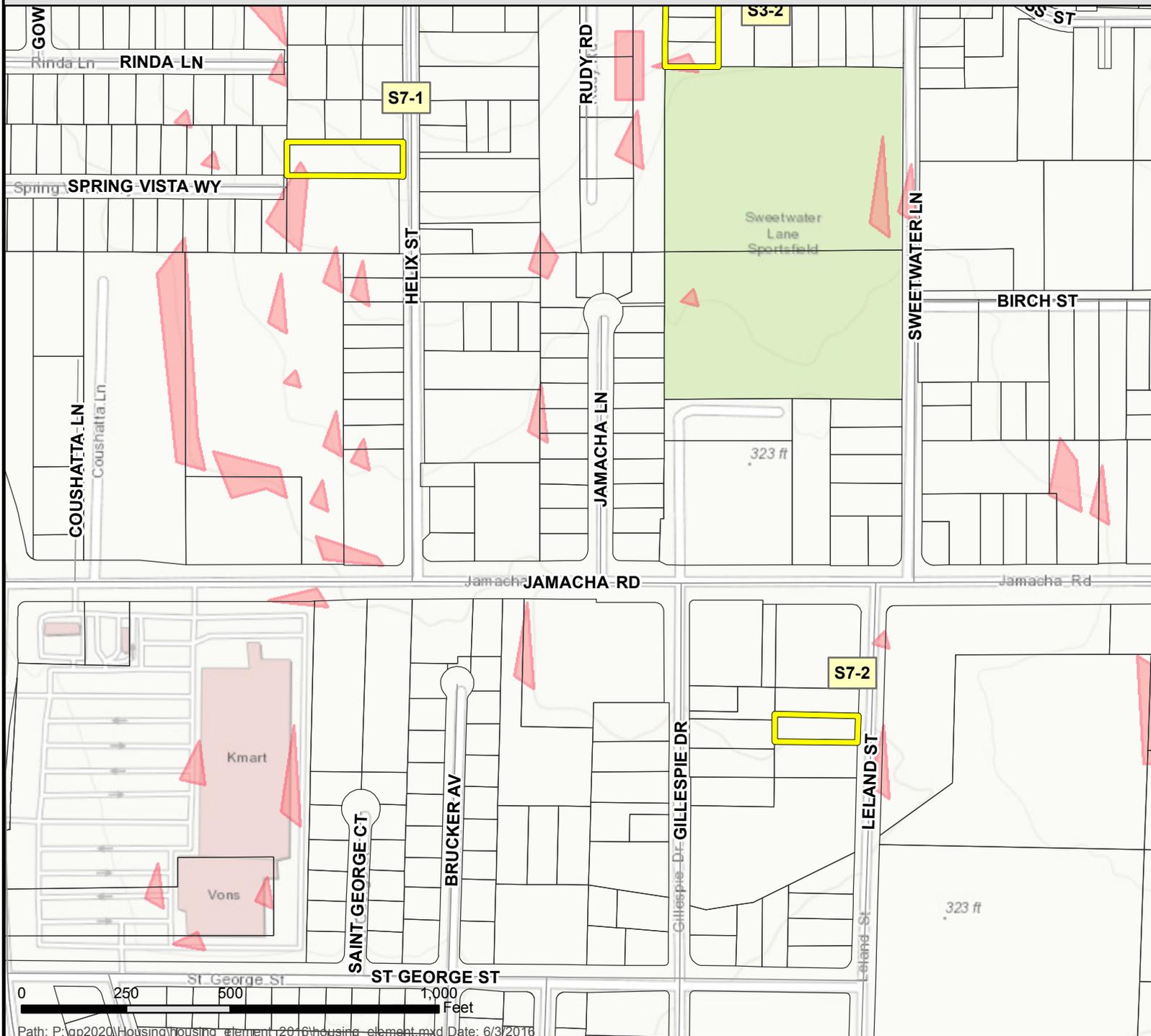


Spring Valley Community Planning Area S7 Environmental Factors

Housing Element Sites Inventory

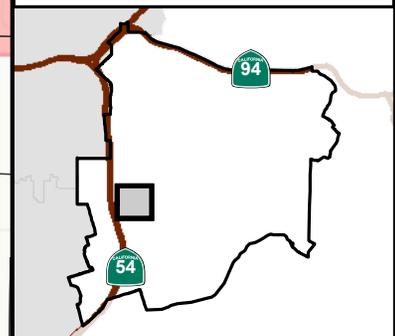
Legend

-  Potential Sites
-  Slope >25%

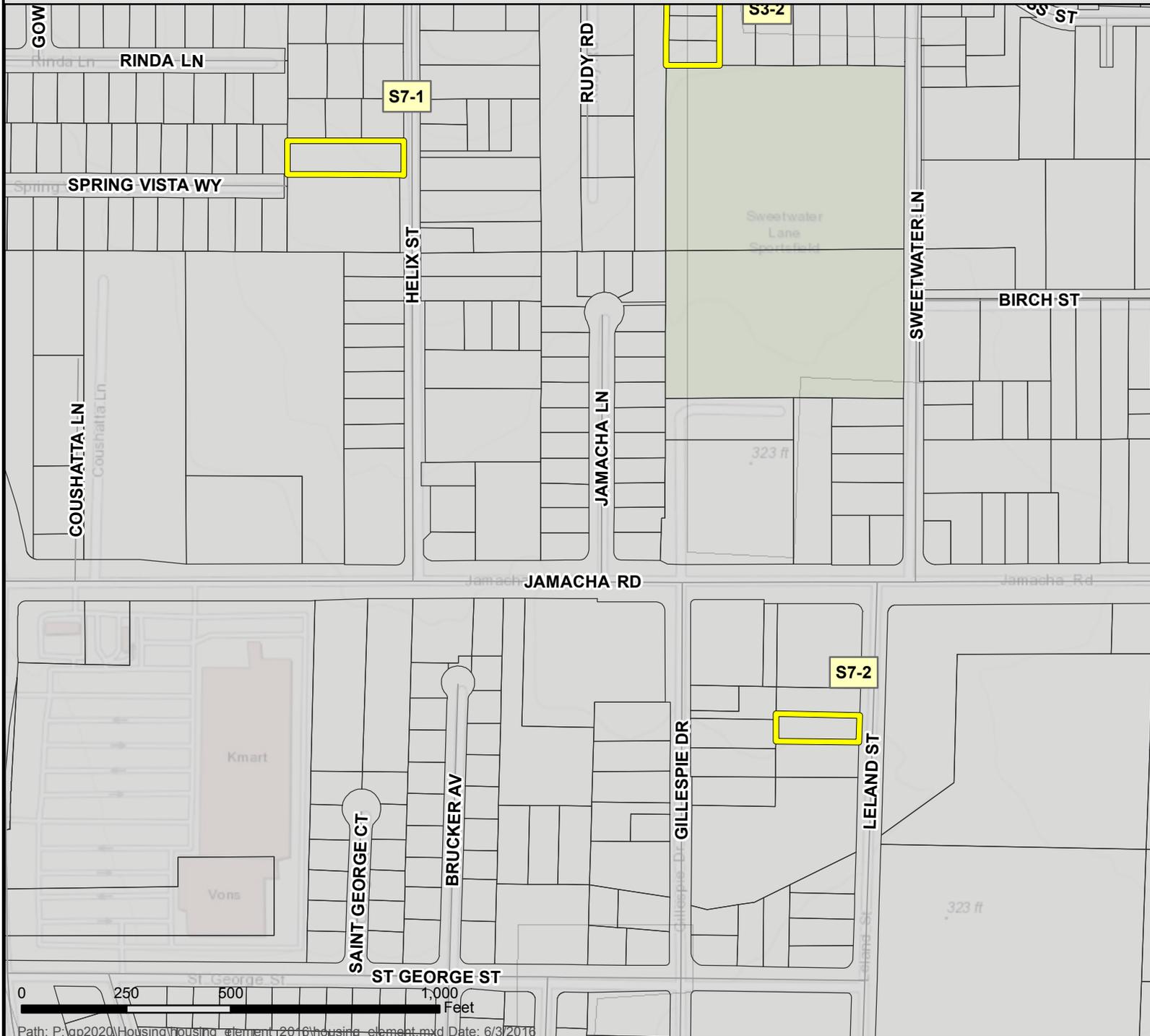


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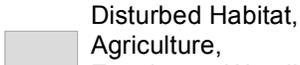


Spring Valley Community Planning Area S7 - Vegetation



Housing Element Sites Inventory

Legend

-  Potential Sites
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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