

Valley Center Market Rate - Alternative 1				
Parcel ID	Use	Parcel Area (AC)	Density (DU/AC)	Dwelling Units
Parcel 1	Paired Homes	21.6	10	216
Parcel 2	Apartments	7.8	35	273
Parcel 3	Detached Condo	18	7.5	135
Parcel 4	Apartments	7.5	25	188
Parcel 5	Townhomes	13.9	17.5	243
Parcel 6	Detached Condo	52.2	7.5	392
Parcel 7	Cluster Homes	21	10	210
Parcel 8	Detached Condo	14.6	7.5	110
Parcel 9	Cluster Homes	25.3	10	253
Parcel 10	Single Family Detached	24	4.5	108
Parcel 11	Single Family Detached	22.5	5.5	124
Parcel 12	Single Family Detached	25	4.5	113
Parcel 13	Single Family Detached	20.5	5.5	113
Parcel 14	Single Family Detached	88.4	3	265
Total Dwelling Units				2741

Open Space Calculation		
Parcel ID	Use	Parcel Area (AC)
OS-1	Park	3
OS-2	Multi-use trail	15.33
OS-3	Open Space	13.7
OS-4	Open Space	10.8
OS-5	Flood Channel	30
OS-6	Flood Channel	19.5
OS-7	Davall Drive Retention Basin	12
Total Acreage of Open Space		104.33

Open Space Requirements	
Persons Per Household	3.1
Total Dwelling Units	2,741
Total Population	8,497
Open Space (AC) required for every 1,000 residents	3
Total Acres of Open Space required (AC)	25.5
Total Acres of Open Space Provided	42.83

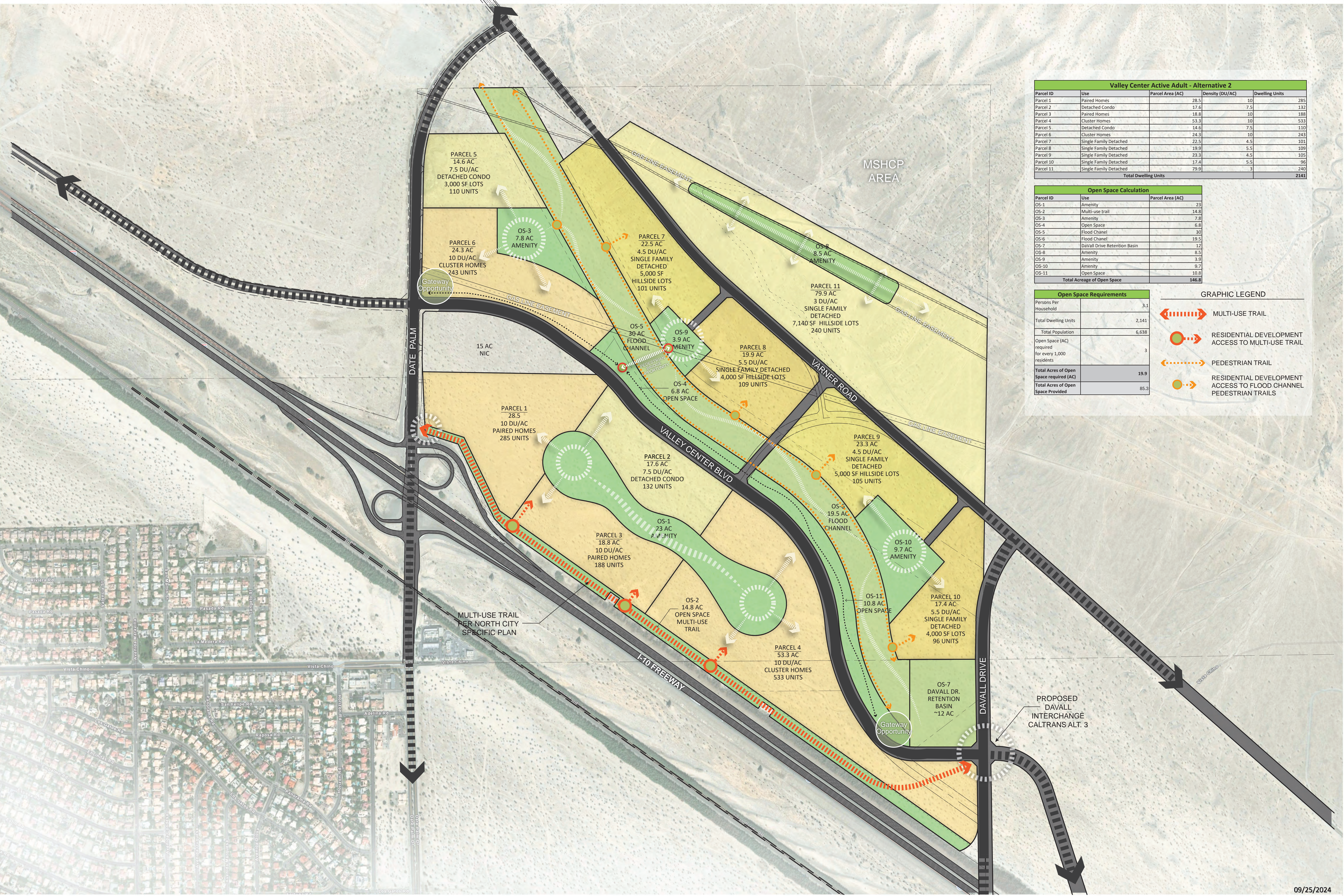
GRAPHIC LEGEND

MULTI-USE TRAIL

RESIDENTIAL DEVELOPMENT ACCESS TO MULTI-USE TRAIL

PEDESTRIAN TRAIL

RESIDENTIAL DEVELOPMENT ACCESS TO FLOOD CHANNEL PEDESTRIAN TRAILS



Valley Center Active Adult - Alternative 2				
Parcel ID	Use	Parcel Area (AC)	Density (DU/AC)	Dwelling Units
Parcel 1	Paired Homes	28.5	10	285
Parcel 2	Detached Condo	17.6	7.5	132
Parcel 3	Paired Homes	18.8	10	188
Parcel 4	Cluster Homes	53.3	10	533
Parcel 5	Detached Condo	14.6	7.5	110
Parcel 6	Cluster Homes	24.3	10	243
Parcel 7	Single Family Detached	22.5	4.5	101
Parcel 8	Single Family Detached	19.9	5.5	109
Parcel 9	Single Family Detached	23.3	4.5	105
Parcel 10	Single Family Detached	17.4	5.5	96
Parcel 11	Single Family Detached	79.9	3	240
Total Dwelling Units				2141

Open Space Calculation		
Parcel ID	Use	Parcel Area (AC)
OS-1	Amenity	23
OS-2	Multi-use trail	14.8
OS-3	Amenity	7.8
OS-4	Open Space	6.8
OS-5	Flood Channel	30
OS-6	Flood Channel	19.5
OS-7	DaVall Drive Retention Basin	12
OS-8	Amenity	8.5
OS-9	Amenity	3.9
OS-10	Amenity	9.7
OS-11	Open Space	10.8
Total Acreage of Open Space		146.8

Open Space Requirements	
Persons Per Household	3.1
Total Dwelling Units	2,141
Total Population	6,638
Open Space (AC) required for every 1,000 residents	3
Total Acres of Open Space required (AC)	19.9
Total Acres of Open Space Provided	88.3

GRAPHIC LEGEND

- MULTI-USE TRAIL
- RESIDENTIAL DEVELOPMENT ACCESS TO MULTI-USE TRAIL
- PEDESTRIAN TRAIL
- RESIDENTIAL DEVELOPMENT ACCESS TO FLOOD CHANNEL PEDESTRIAN TRAILS