

Total Capacity of
the General Plan

- MAP "A" -

County of San Diego

Pine Valley

This map is an estimate of the number of existing and future dwelling units allowed for the unincorporated area. Total capacity may not be built and requires permits. Site constraints such as animal habitats, steep slopes, and flood areas may reduce the total capacity.

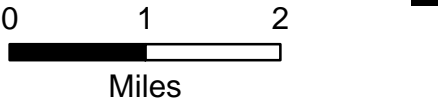
2011 General Plan
Allowed
DWELLING UNITS

1,429

Dwelling Units

- (+)
- 1 - 25
 - 26 - 50
 - 51 - 75
 - 76 - 100
 - > 100

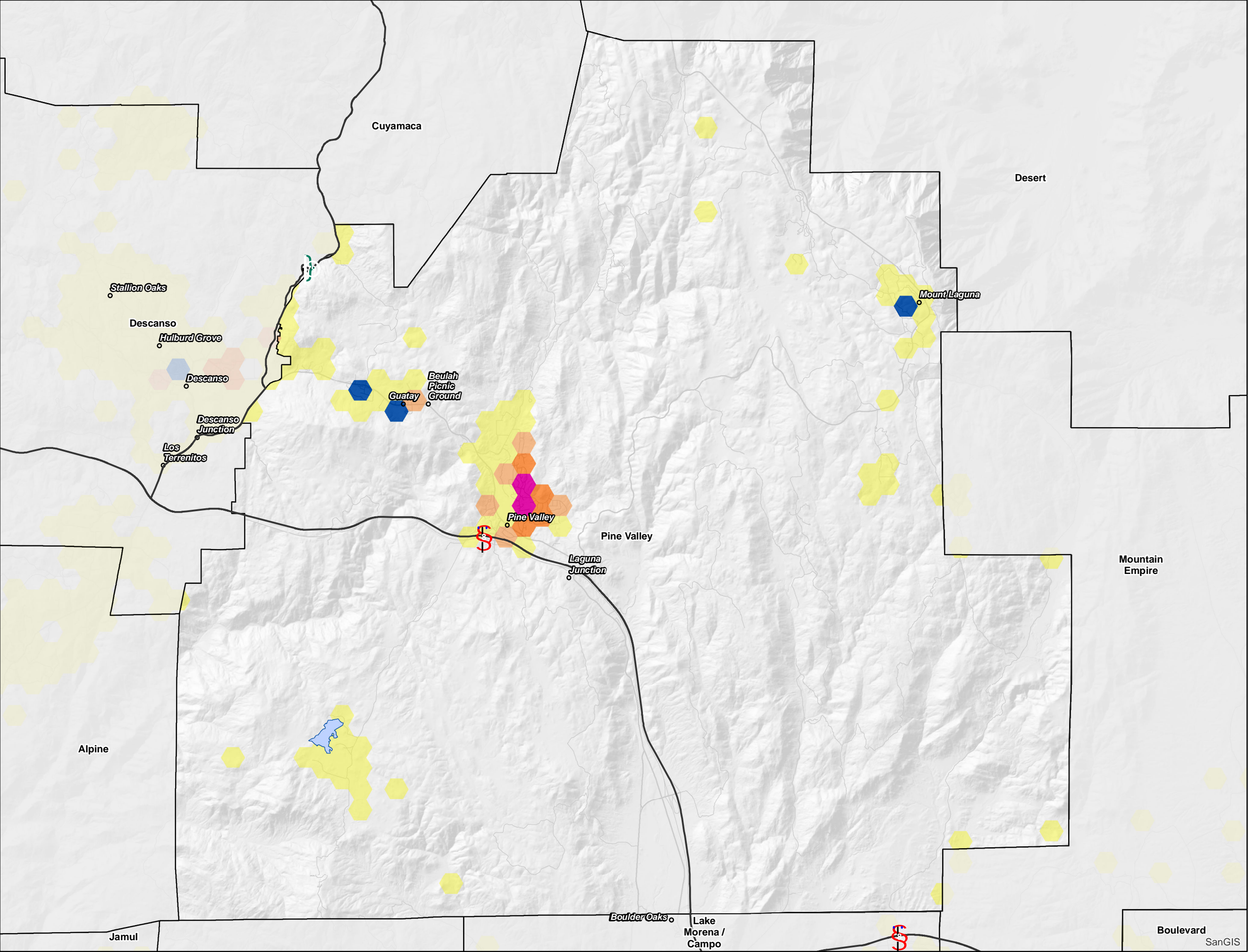
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Annexations,
Acquisitions &
Conservation
Programs
- MAP "B" -
County of San Diego
Pine Valley

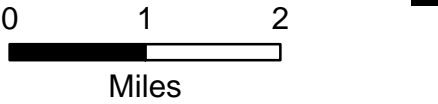
This map shows the estimated reduction in the General Planning dwelling unit capacity since 2011. These reductions are due to annexations of land by surrounding cities, land acquisitions by State, Federal, or Tribal entities, and conservation programs.

Capacity
Loss
DWELLING UNITS
-98

Dwelling Units

- (-)
- 1 - 25
 - 26 - 50
 - 51 - 75
 - 76 - 100
 - > 100

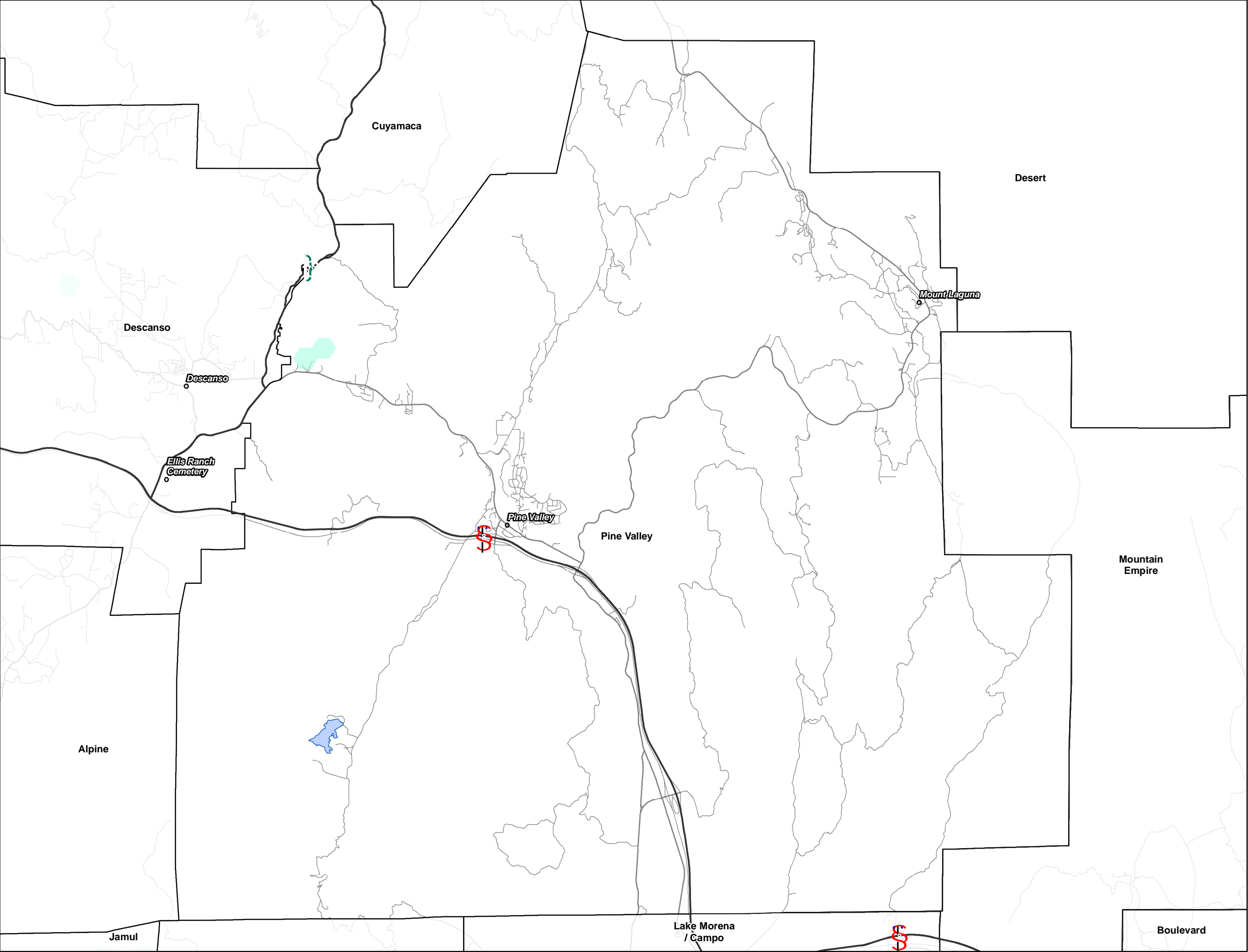
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Changes to the
General Plan
Capacity
- MAP "C" -
County of San Diego
Pine Valley

This map is an estimate of the net increase or decrease to the total residential capacity since 2011. Total capacity may not be built and requires permits. Site constraints such as animal habitats, steep slopes, and flood areas may reduce the total capacity.

Approved by General
Plan Amendments
DWELLING UNITS

12

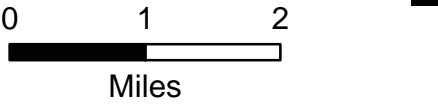
Dwelling Units

(+)	(-)
	
1 -25	
	
26 -50	
	
51 -75	
	
76 -100	
	
> 100	

 County Water
Authority Boundary

 Community Plan Areas

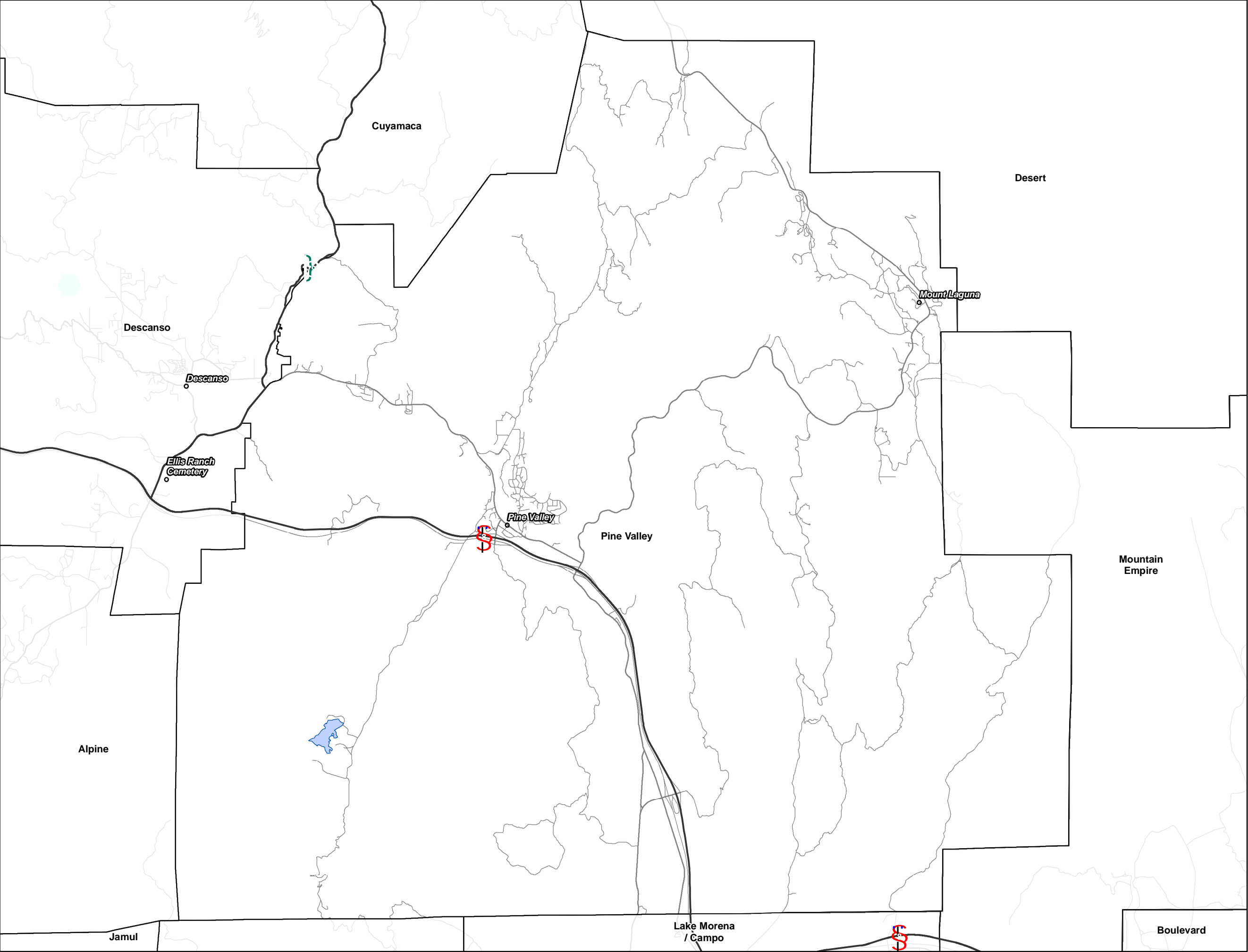
 Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Existing Dwelling
Units
- MAP "D" -
County of San Diego
Pine Valley

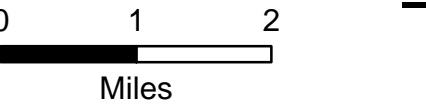
This map shows the estimated
number of existing dwelling units
in the unincorporated county of
San Diego.

Existing
Total
DWELLING UNITS
1,273

Dwelling Units

- (+)
- 1 -25
 - 26 -50
 - 51 -75
 - 76 -100
 - > 100

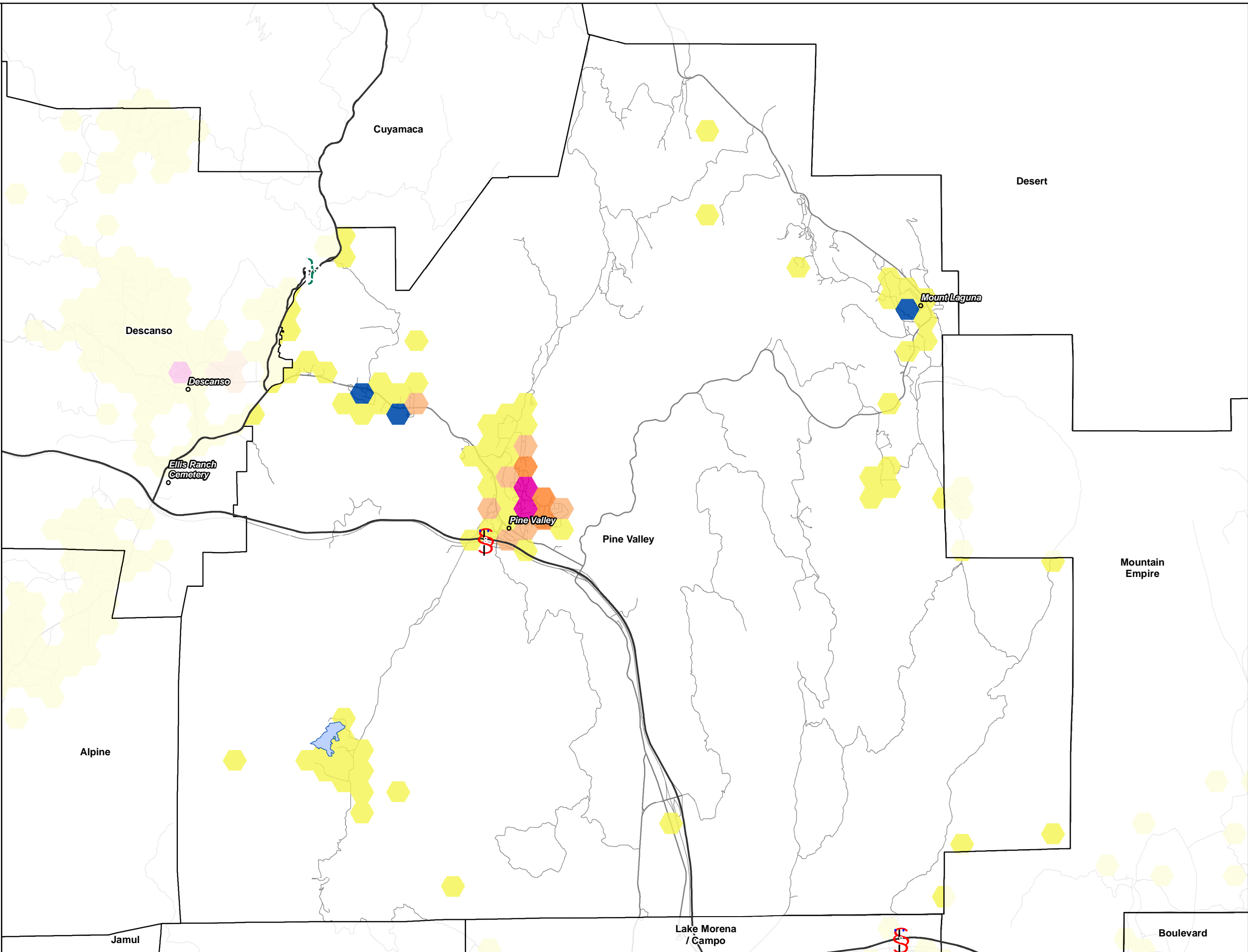
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Dwelling units with Completed Building Permits

- MAP "E" -

County of San Diego

Pine Valley

This map shows the total number of dwelling units built in the unincorporated areas of San Diego County since 2011.

Completed Building Permit

DWELLING UNITS

22

Dwelling Units

(+)

1-25	26-50	51-75	76-100	> 100
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County Water Authority Boundary

Community Plan Areas

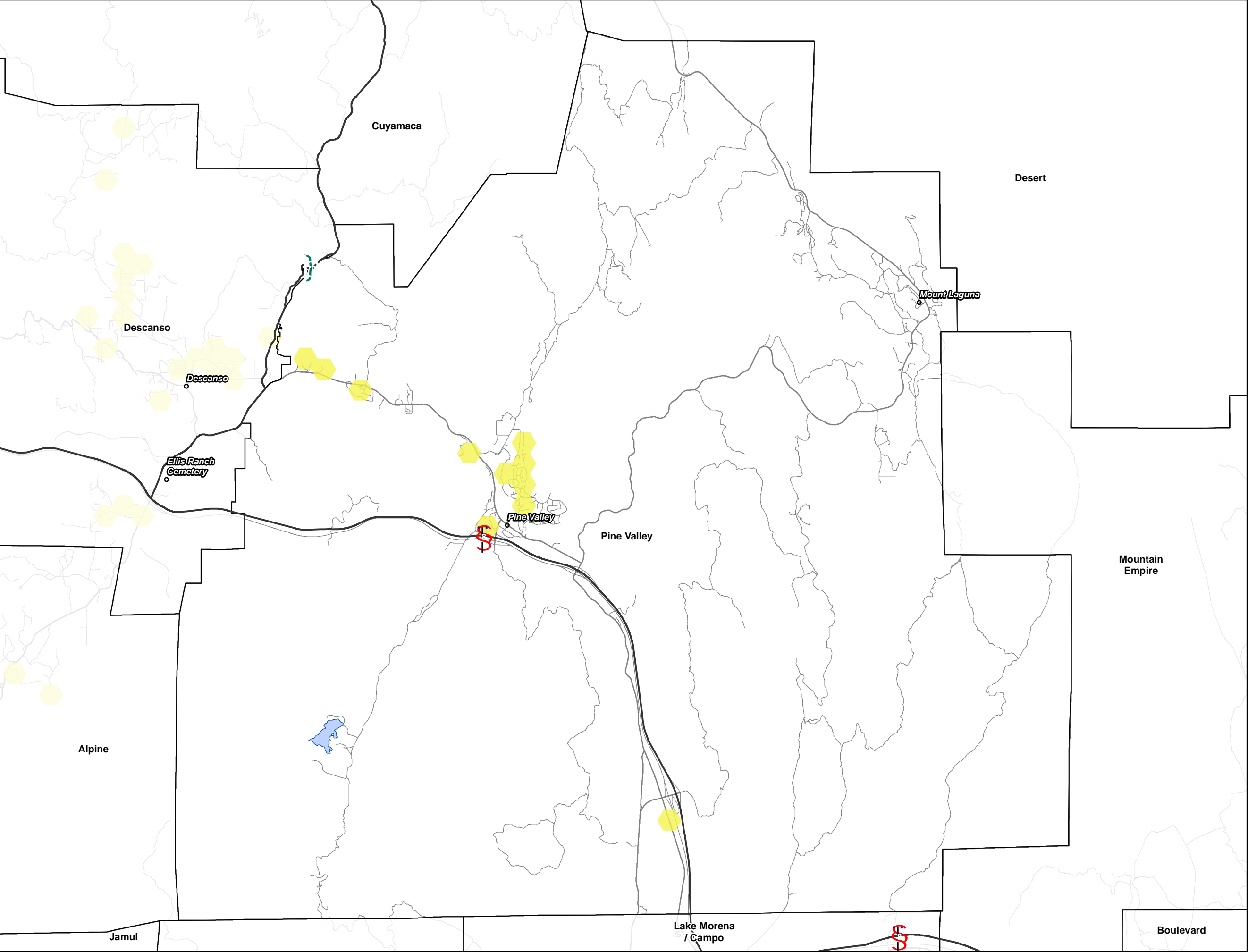
Incorporated Areas

0 1 2 Miles

Minimum Mapping Unit (hexbin) = 60 acres



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Dwelling Units with
Approved
Discretionary
Permits
- MAP "F" -

County of San Diego
Pine Valley

This map shows the total number of dwelling units approved by the County as part of a residential development requiring a discretionary permit. These developments may require additional permits and infrastructure improvements before construction can begin.

Approved
Discretionary Projects
DWELLING UNITS
4

Dwelling Units

(+)

	1 -25
	26 -50
	51 -75
	76 -100
	> 100

County Water Authority Boundary

Community Plan Areas

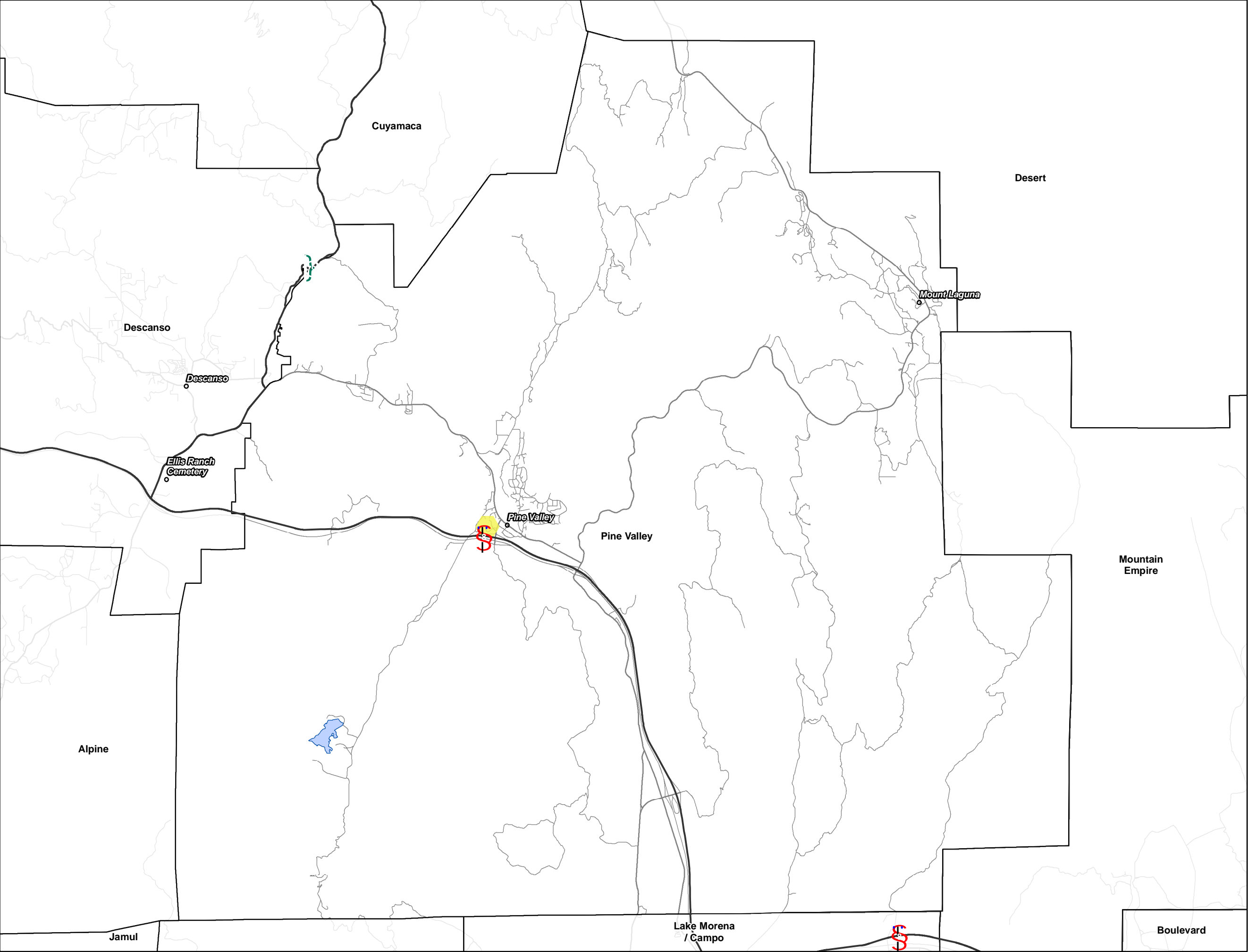
Incorporated Areas

0 1 2
Miles

Minimum Mapping Unit (hexbin) = 60 acres



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Available Capacity
of the General Plan

- MAP "G" -

County of San Diego

Pine Valley

This map shows the estimated number of dwelling units that could be built based on the total residential capacity of the General Plan. Construction of these units requires site-specific analysis, permits, and possibly infrastructure improvements.

Current Remaining
Development Potential
DWELLING UNITS

88

Dwelling Units

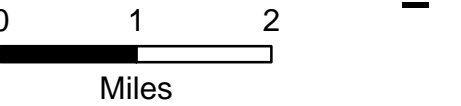
(+)

	1 -25
	26 -50
	51 -75
	76 -100
	> 100

County Water Authority Boundary

Community Plan Areas

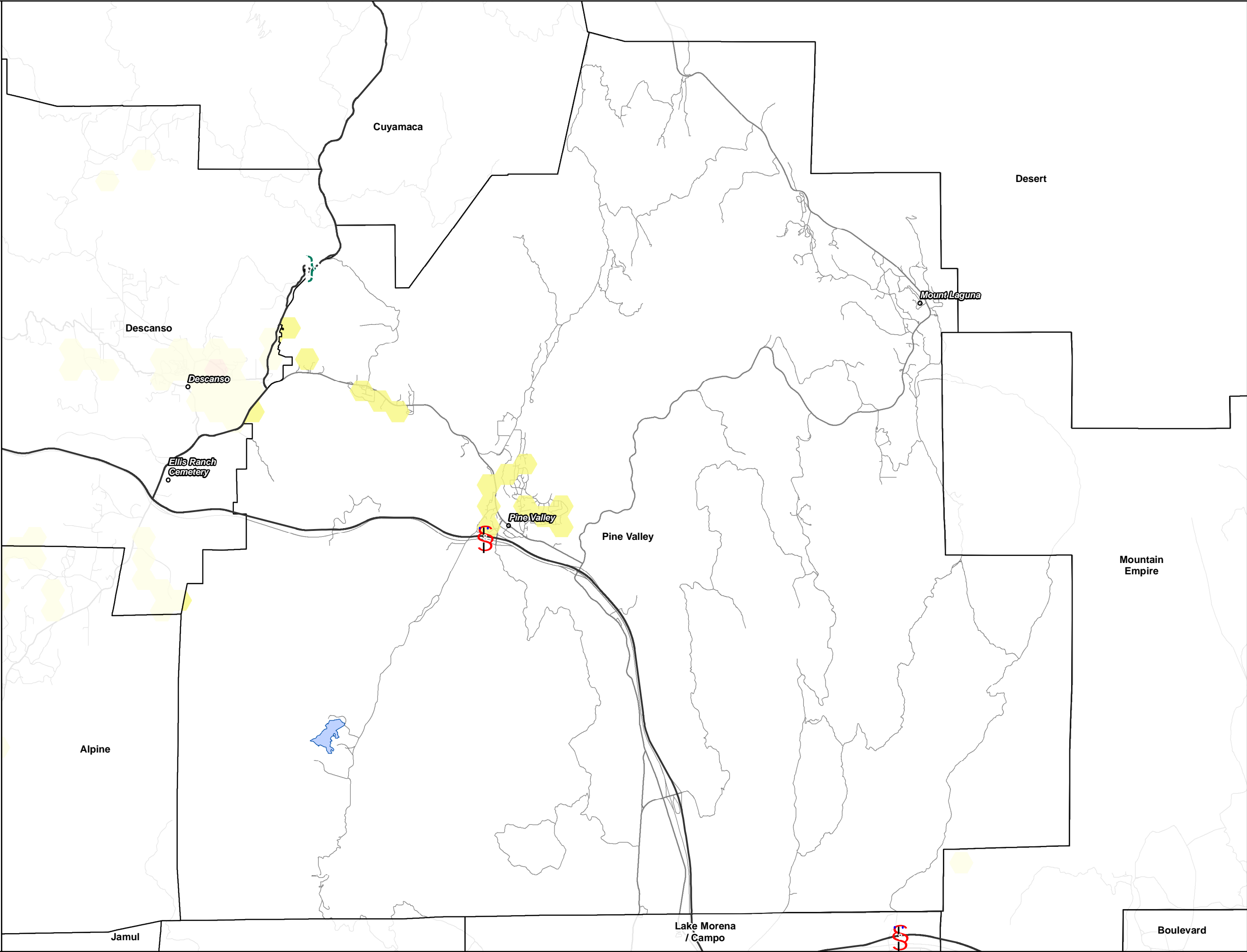
Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres

LUEG GIS





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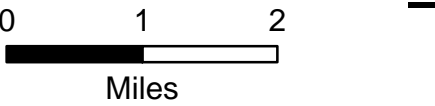
Changes to General
Plan Capacity
In-Process
- MAP "H" -
County of San Diego
Pine Valley

This map is an estimate of the net increase or decrease in the total residential capacity of the General Plan currently under review by the County. Total capacity may not be built and requires site-specific analysis, permits, and possibly infrastructure improvements.

In-Process General Plan
Amendments
DWELLING UNITS
0

Dwelling Units	
(+)	(-)
	
1 -25	
	
26 -50	
	
51 -75	
	
76 -100	
	
> 100	

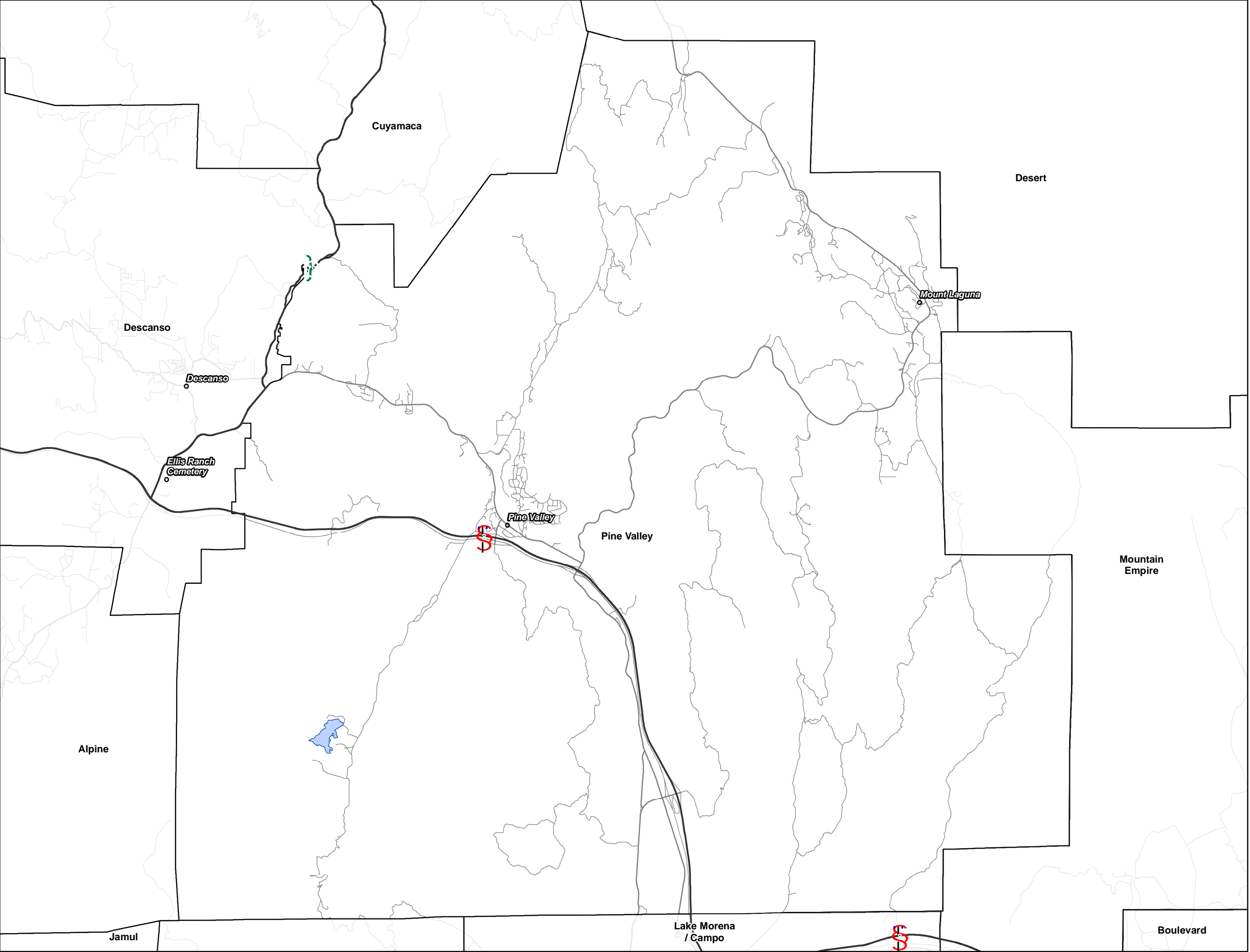
-  County Water Authority Boundary
-  Community Plan Areas
-  Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Dwelling Units In-Process

- MAP "I" -

County of San Diego

Pine Valley

This map shows the total number of dwelling units that are in the process of obtaining discretionary permits. If approved, these developments may require additional permits and infrastructure improvements before construction can begin.

In-Process
Discretionary Projects
DWELLING UNITS

0

Dwelling Units

(+)

1 -25

26 -50

51 -75

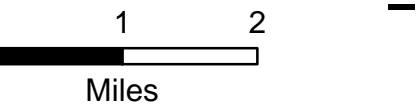
76 -100

> 100

County Water Authority Boundary

Community Plan Areas

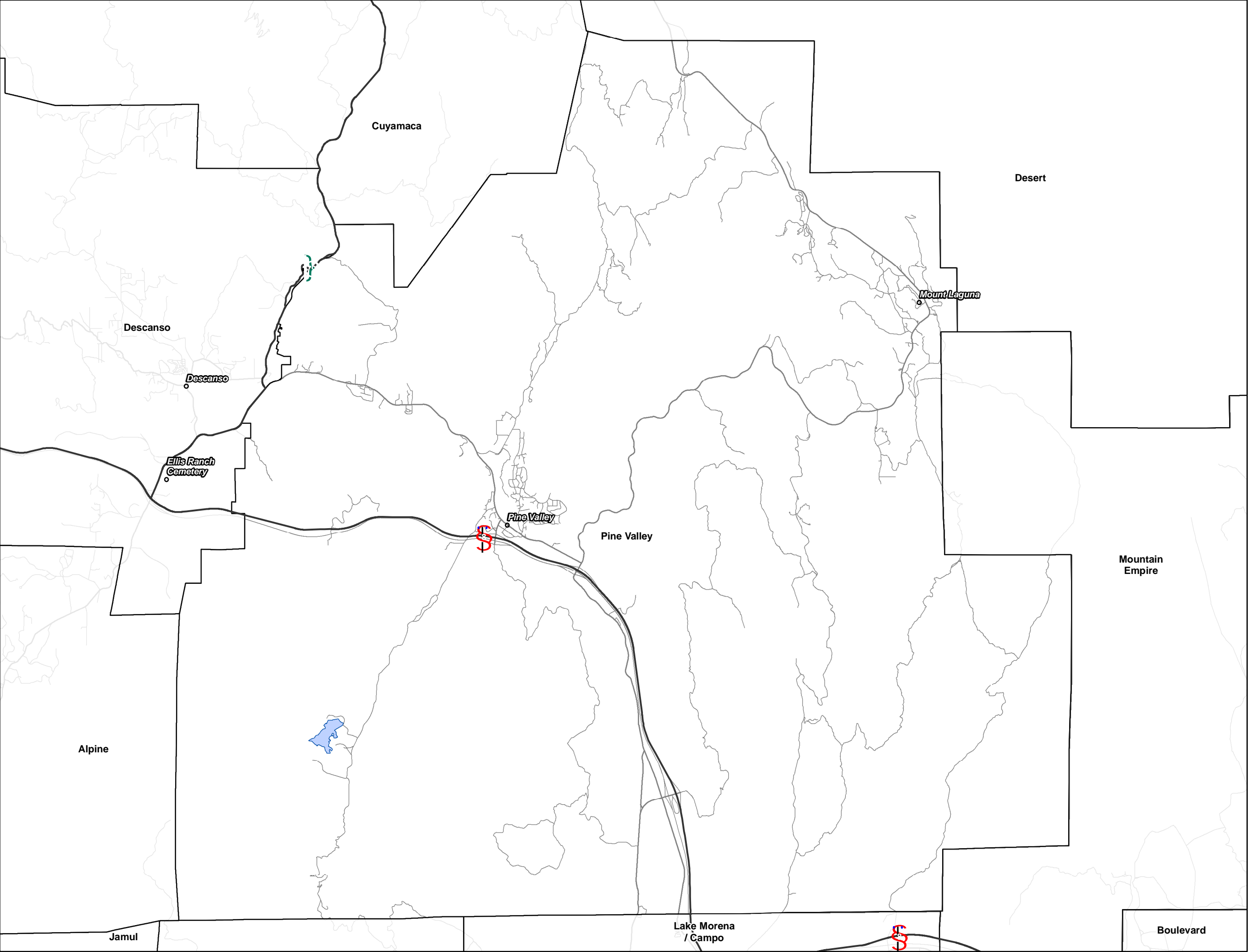
Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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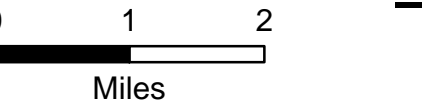


Adjusted Available
Capacity of the
General Plan
- MAP "J" -
County of San Diego
Pine Valley

This map shows the estimated number of dwelling units that could be built based on the total residential capacity of the General Plan. The estimate is adjusted to exclude applications for land use changes (Map H) and discretionary permits (Map I)

Future
Development Potential
DWELLING UNITS
88

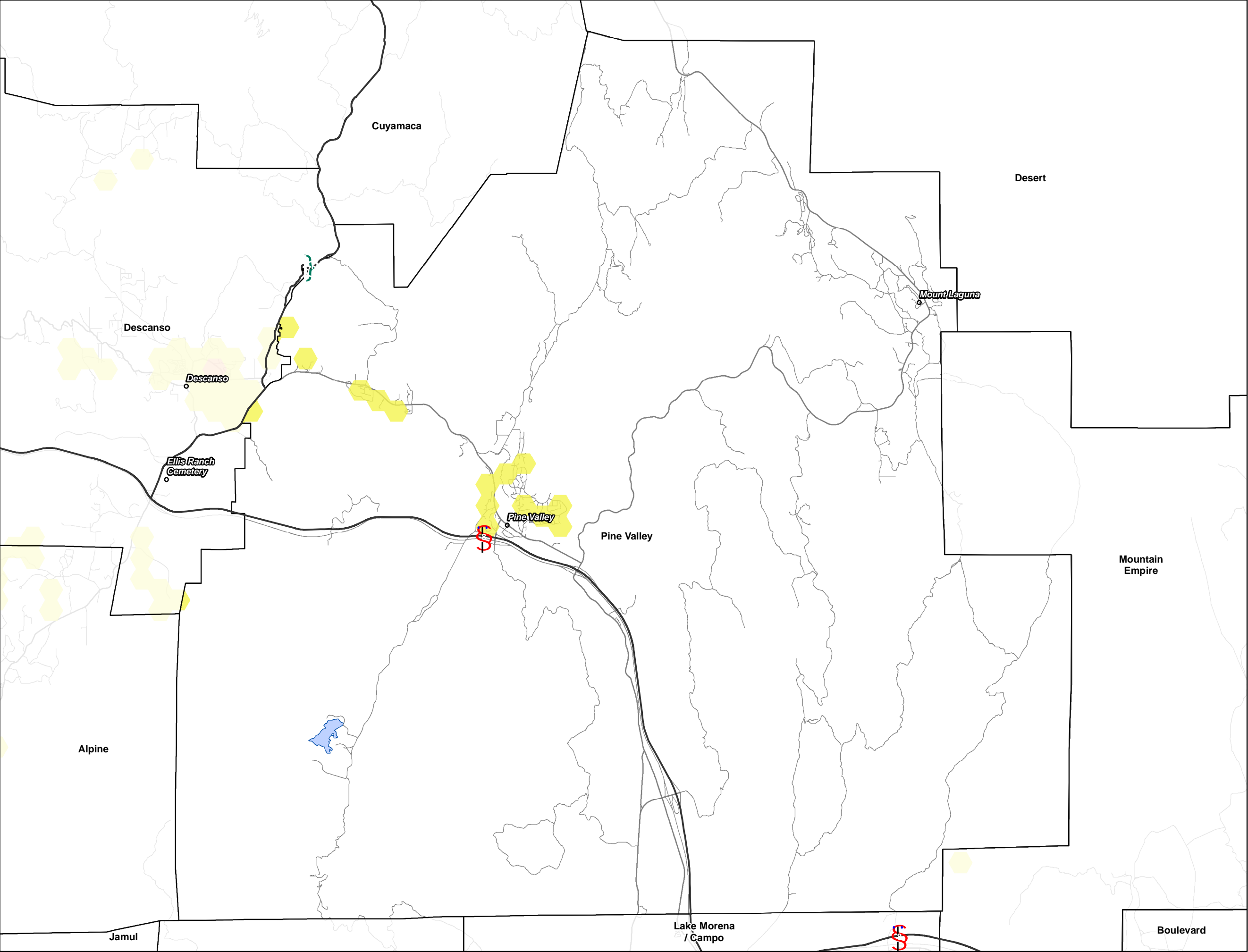
- Dwelling Units
- (+)
- 1 -25
 - 26 -50
 - 51 -75
 - 76 -100
 - > 100
- County Water Authority Boundary
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Minimum Mapping Unit (hexbin) = 60 acres



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2011 General Plan
Differential
- MAP "K" -
County of San Diego
Pine Valley

This map shows the estimated number of dwelling units from developments that exceed or are below the maximum number of dwelling allowed by the General Plan since 2011. The map shows results for both approved and in-process development projects.

2011 General Plan
Differential
DWELLING UNITS

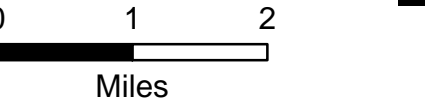
0

In-Process DWELLING UNITS	Approved DWELLING UNITS
0	0
ABOVE CAPACITY	ABOVE CAPACITY
0	0
BELOW CAPACITY	BELOW CAPACITY

Dwelling Units

(+)	(-)
1 -25	
26 -50	
51 -75	
76 -100	
> 100	

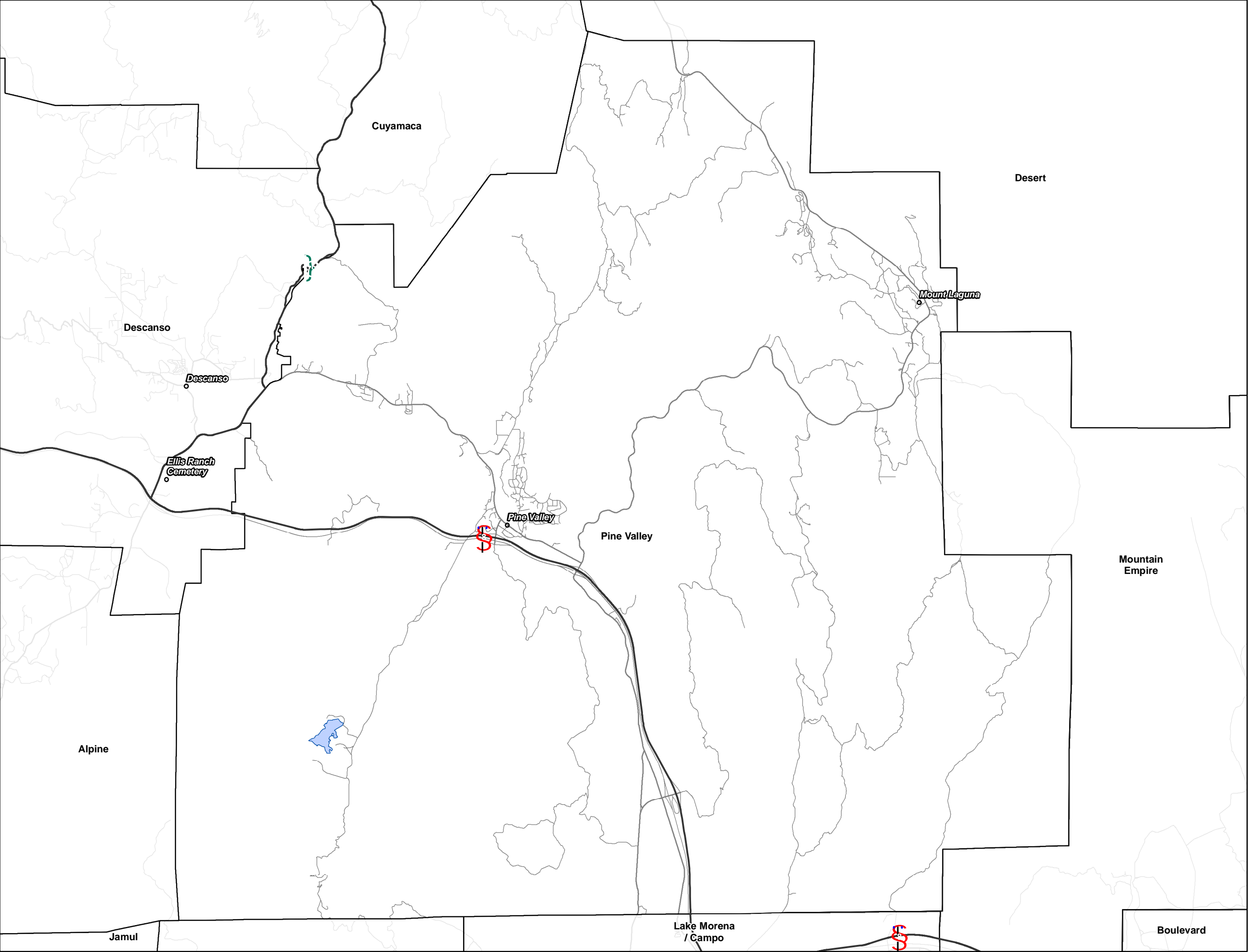
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Minimum Mapping Unit (hexbin) = 60 acres



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Dwelling Units in the Grading Stages of the Land Development Process

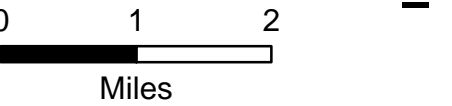
- MAP "L" -
County of San Diego
Pine Valley

This map shows the estimated number of dwelling units from development projects that are currently in the grading stage of construction.

In-Process Grading Permits
DWELLING UNITS
0

- Dwelling Units
- (+)
 - 1 -25
 - 26 -50
 - 51 -75
 - 76 -100
 - > 100

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