A map of a coastal region, likely the Chesapeake Bay area, showing various land parcels. The map features a light blue background for water and a white background for land. Numerous parcels are outlined in brown, and many of these parcels are filled with a solid blue color. The blue-filled parcels are scattered across the landmass, with a higher concentration in the central and eastern parts of the map. The coastline is visible on the left side, with several small islands and peninsulas. The overall appearance is that of a land use or zoning map.

Housing Production & Capacity Portal Summary

2/2020

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Summary

As part of the 2011 update to the County of San Diego (County) General Plan, Planning & Development Services (PDS) tracks the production of housing and remaining dwelling unit capacity. The Housing Production & Capacity Portal (Portal) aggregates development data on a community level and is summarized in this report. The results of the Portal do not predict the location, timing, and amount of growth in the unincorporated area. The portal only captures information and development activity that has occurred since the General Plan was updated in 2011. Based on current zoning and General Plan land use designations, existing and built units, changes to land use capacity, and discretionary permit approvals, the Portal, estimates that the unincorporated area has a remaining dwelling unit capacity of approximately **60,748** units. Since 2011, **5,802** dwelling units have been constructed and is estimated to at 8.4% of the available capacity.

For any questions or comments on the information within this report contact Planning & Development Services by telephone at (858) 495-5539 or by email at Housing.Portal@sdcounty.ca.gov.

Background

County of San Diego Planning & Development Services (PDS) has been working to develop a better system to monitor and report on the production and permitting of dwelling units allowed by the General Plan, and to track changes to remaining General Plan capacity over time. PDS has developed the “Housing Production and Capacity Portal” (Portal) for this purpose.

The Portal tracks progress towards implementing the General Plan by illustrating housing production and land use capacity since 2011. The Portal answers questions like how much and where development is occurring, where are developments in the permit process located, and where is there dwelling unit capacity remaining in the General Plan? The Portal collects and aggregates information like existing number of dwelling units, changes to land use capacity, production of housing units, and remaining dwelling unit capacity of the General Plan in a series of heatmaps.

The Portal is updated every quarter with information from new developments that have been constructed or approved by the County. The intended users are community members interested in development that is occurring within their community and developers researching development opportunities in the unincorporated area. In addition to this summary, users can access the Portal results by viewing the portal maps or exploring an online search feature found on the County’s website.

The Portal includes a total of 12 maps illustrating the below items for each community Planning Area and subareas and unincorporated countywide:

- Number of residential dwelling units that are allowed by the County’s General Plan and could be built in the future if the land is suitable for construction, provided with infrastructure, and obtains necessary approvals from the County,
- Changes to the General Plan since 2011 that either increase or decrease the number of residential dwelling units that could be built,
- Number of existing and new residential dwelling units that were built since 2011,
- The number of residential dwelling units that have received discretionary approvals from the county since 2011 but haven’t been built,
- Residential Development Projects that are approved with units that either exceed or are below the amount allowed by the General Plan, and
- Sites of residential dwelling units that currently in being graded and prepared for construction.

A summary of dwelling units built, dwelling units with discretionary permits, and potential residential dwelling unit capacity is provided on the following page for each Community Planning Area and subarea.

Breakdown of the General Plan Residential Land Use Capacity

Community Planning Area	Dwelling Units Built Since 2011	Dwelling Units with Discretionary Approvals since 2011	Potential Residential Dwelling Unit Capacity
Alpine	188	134	2,950
Barona	0	0	0
Bonsall	194	269	1,950
Borrego Springs	19	0	7,727
Boulevard	20	0	386
Central Mountain	0	1	37
County Islands	4	0	194
Crest - Dehesa	86	13	479
Cuyamaca	17	0	141
Descanso	21	0	199
Desert	18	0	458
Fallbrook	934	1,268	5,049
Hidden Meadows	104	18	1,701
Jacumba	5	0	1,680
Jamul	108	122	2,812
Julian	47	27	415
Lake Morena / Campo	42	0	517
Lakeside	791	555	2,768
Mountain Empire	0	0	45
North County Metro	436	148	7,283
North Mountain	20	0	974
Otay	0	0	5,203
Pala - Pauma	29	0	1,931
Palomar Mountain	11	1	136
Pendleton - De Luz	14	1	350
Pine Valley	14	4	92
Potrero	3	0	245
Rainbow	17	0	406
Ramona	449	446	4,840
San Dieguito	1,462	939	2,049
Spring Valley	339	270	1,226
Sweetwater	32	2	660
Tecate	0	0	93
Twin Oaks	33	2,464	218
Valle De Oro	105	12	791
Valley Center	240	452	4,745
Unincorporated Countywide	5,802	7,145	60,748

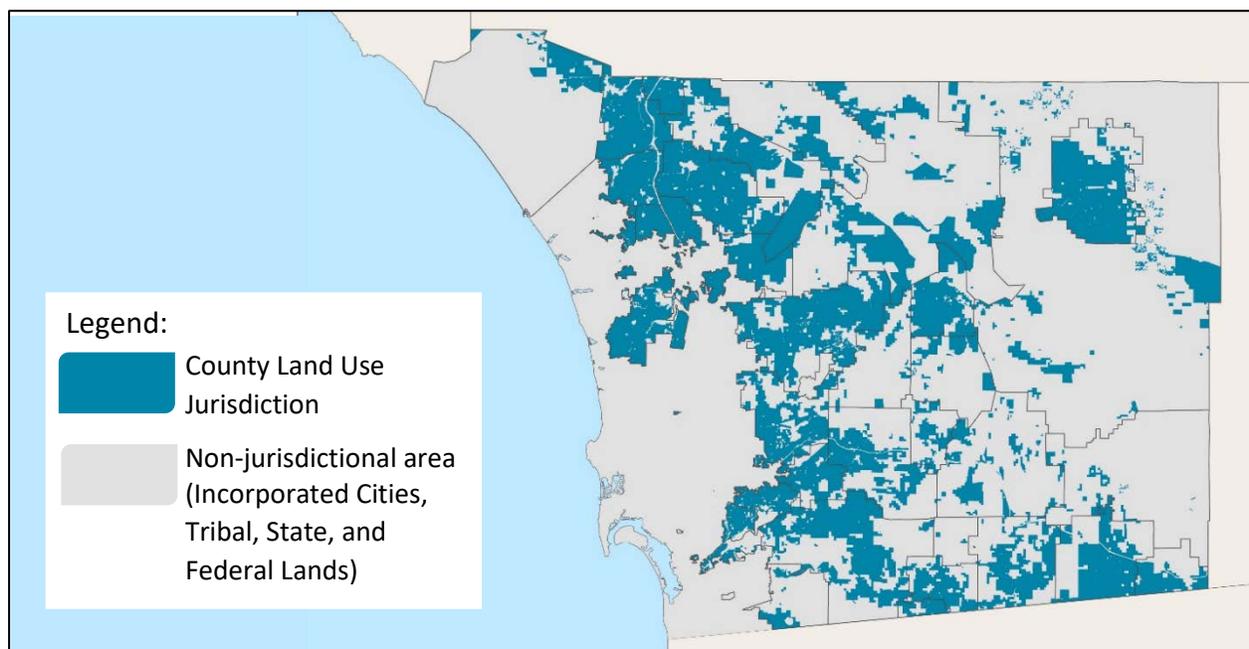
County of San Diego General Plan

The San Diego County General Plan applies to the unincorporated area of the county and is the County's long-term blueprint for the community's vision of the future. It reflects an environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality while maintaining and preserving existing communities, agricultural areas, and open spaces.

San Diego County is approximately 2.9 million acres of which 2.2 million acres are unincorporated areas. Within the unincorporated area, the County's land-use jurisdiction is limited by Tribal lands, and State and Federally owned lands, and military installations including Marine Corps Base Camp Pendleton. As a result, the County has land use jurisdiction over 772,239 acres or 35% of the unincorporated area.

It is in this area that the County provides residential, commercial, and industrial land use designations based on the goals and policies contained within the General Plan Land Use Element.

County of San Diego Land Use Jurisdiction



Is a General Plan Required?

California state law requires each city and county to adopt a general plan that consist of seven plan elements: land use, circulation (transportation), housing, conservation, open space, noise, and safety. The General Plan is a living document, and the State recognizes that from time to time, it must be amended to update information and policies or comply with State regulations.

What is Potential Dwelling Unit Capacity?

Dwelling unit Capacity is an estimate of how much new development could occur theoretically over an unlimited time period. It represents the difference between the amount of development on the land today and the likely amount that could be built under the current land use. Dwelling unit Capacity is expressed in number of units. The remaining dwelling unit capacity for the unincorporated area is **60,748** units.

Construction of these units may or may not happen and depends on obtaining approvals from the County. Infrastructure such as roads, sewers, storm drains, and water connections may be needed. Also, site-specific conditions may limit the number of units constructed such as animal habitats, steep slopes, and flood areas; and demand for new homes.

How does the Portal estimate Dwelling Unit Capacity?

The Portal is a GIS-based model that illustrates over time the existing number of dwelling units, changes to land use capacity, production of housing units, and remaining dwelling unit capacity of the General Plan in a series of heatmaps. Dwelling unit capacity is determined in four steps:

- 1) Determine the maximum number of dwelling units planned for in the General Plan,
- 2) Factor in any changes or adjustments that were made to the Land Use Capacity of the General Plan,
- 3) Subtract out built housing units, and
- 4) Subtract out units that have received discretionary permits and will be built in the future.

One assumption used in the model is the number of existing dwelling units identified in the General Plan. This assumption was based on information obtained at the start of the General Plan Program Environmental Impact Report (PEIR), which began in 2005. As part of the development of the Portal, the assumption was updated to include units built between 2005 and 2011. As a result, the total capacity of the General Plan, which includes existing and future dwelling units, was adjusted to 239,948 units.

Map Descriptions

The Portal generates 12 different maps which are posted on the County's website for the unincorporated area and each community planning area. A description of each map is provided below.

Map A – Total Capacity of the General Plan

This map shows the potential residential capacity of the General Plan – the number of existing and future dwelling units allowed for the unincorporated county. Total capacity may or may not be built and depends on obtaining approvals from the County. Infrastructure such as roads, sewers, storm drains, and water connections may be needed. Also, site-specific conditions may limit the number of units constructed such as animal habitats, steep slopes, and flood areas. The timing of construction may occur over an unlimited period of time and is driven by demand, infrastructure availability, and financial feasibility.

Map B – Annexations, Acquisitions & Conservation Programs

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 in the unincorporated areas of San Diego County.

Map C – Changes to the General Plan Capacity

This map shows the estimated net increase or decrease in the total residential capacity of the General Plan since 2011. The Board of Supervisors can adopt land use changes to the General Plan. Some land use changes include approvals for specific residential developments. Additional permits may be required for these developments to occur.

Map D – Existing Dwelling Units

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

Map E – Dwelling units with Completed Building Permits

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

Map F – Dwelling Units with Approved Discretionary Permits

This map shows the total number of dwelling units that have been approved by the County as part of a residential development requiring approval of a discretionary permit. A discretionary permit is a decision on a project that involves judgment by a decision-making body such as the Planning Commission or Board of Supervisors. Additional permits may be required for these developments to occur. The land may need to be divided into individual parcels and leveled. Infrastructure such as roads, sewers, storm drains, and water connections may be required. Also, the construction of any dwelling unit requires a Building Permit.

Map G – Available Capacity of the General Plan

This map shows the estimated number of dwelling units allowed by the General Plan that could occur from development on vacant or developed lands within the unincorporated county of San Diego. The available dwelling unit capacity is the difference between the amount of existing development today and the likely amount that could occur. Construction of these units may or may not happen and depends on obtaining approvals from the County.

Map H – Changes to General Plan Capacity in Process

This map shows the estimated net increase or decrease in the total residential capacity of the General Plan that is in process. The Board of Supervisors can adopt land use changes to the General Plan. Some land use changes include approvals for specific residential developments. If a project receives approval for a land use change, additional permits may still be required for a development to occur.

Map I – Dwelling Units in Process

This map shows the total number of dwelling units that are in the process of obtaining discretionary permits. A discretionary permit is a decision on a project that requires judgment by a decision-making body such as the Planning Commission or Board of Supervisors. If a discretionary permit is approved, additional permits may still be needed for a development to occur.

Map J – Adjusted Available Capacity of the General Plan

This map shows the estimated number of dwelling units allowed by the General Plan that could occur from development on vacant or developed lands within the unincorporated county of San Diego. This estimate is adjusted to exclude changes to the General Plan and dwelling units in the process of obtaining approval from the County.

Map K – 2011 General Plan Differential

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 approved and in-process development projects. If a project is approved, additional permits may still be required for a development to occur.

Map L – Dwelling Units in the Grading Stages of the Land Development Process

This map shows the estimated number of dwelling units from development projects that are currently being graded for construction.

The above maps for the unincorporated area provided in Appendix 1. To view maps for each Community Planning Area and subarea visit the County's website at <https://www.sandiegocounty.gov/content/sdc/pds/HPCP-UA.html>

Terms and Definitions

Discretionary Permit

Discretionary Permits are any permit that requires approval by a decision-making body (like the Board or Planning Commission). For example, a Tentative Map for a subdivision. A discretionary permit is required when development may have impacts on the surrounding area due to a proposed use, design feature, or project location.

Dwelling Unit

A dwelling unit is a living space consisting of one or more rooms including a kitchen for the purpose of cooking, living and sleeping. A dwelling unit could be any form housing such as detached single-family homes, attached single-family homes like duplexes and triplexes, Granny Flats, and multifamily homes.

Housing Production

Housing Production describes the number of dwelling units that are in three main stages of the development process since the General Plan was updated in 2011. The stages include 1) “completed” – received approval of the building permit; 2) “Discretionary Permits” – received approval of a land-use permit; 3) “Application for a Discretionary Permit” – a land use permit that is in process and has not been acted on.

Potential Land Use Capacity

Land use capacity is the estimated number of dwelling units accommodated by the General Plan. This includes existing and planned dwelling units.

Land Use Map & Density

The General Plan includes a land use map that defines and applies the different categories of land use within the unincorporated area. Each land category sets a maximum number of dwelling units per acre of land. Dividing the number of allowed dwelling units per acre establishes “land density.”

Ministerial Permit

A ministerial permit is any type of permit for which the staff needs to determine only conformity with applicable ordinances before approving the project (opposite of a discretionary permit). For example, a building permit.

Appendix 1

Housing Production and Capacity Portal maps for the unincorporated area

Total Capacity of the General Plan

- MAP "A" -

County of San Diego Countywide

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
239,948

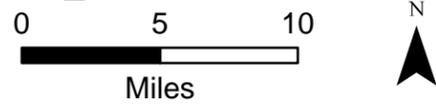
Dwelling Units

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

County Water Authority Boundary

Community Plan Areas

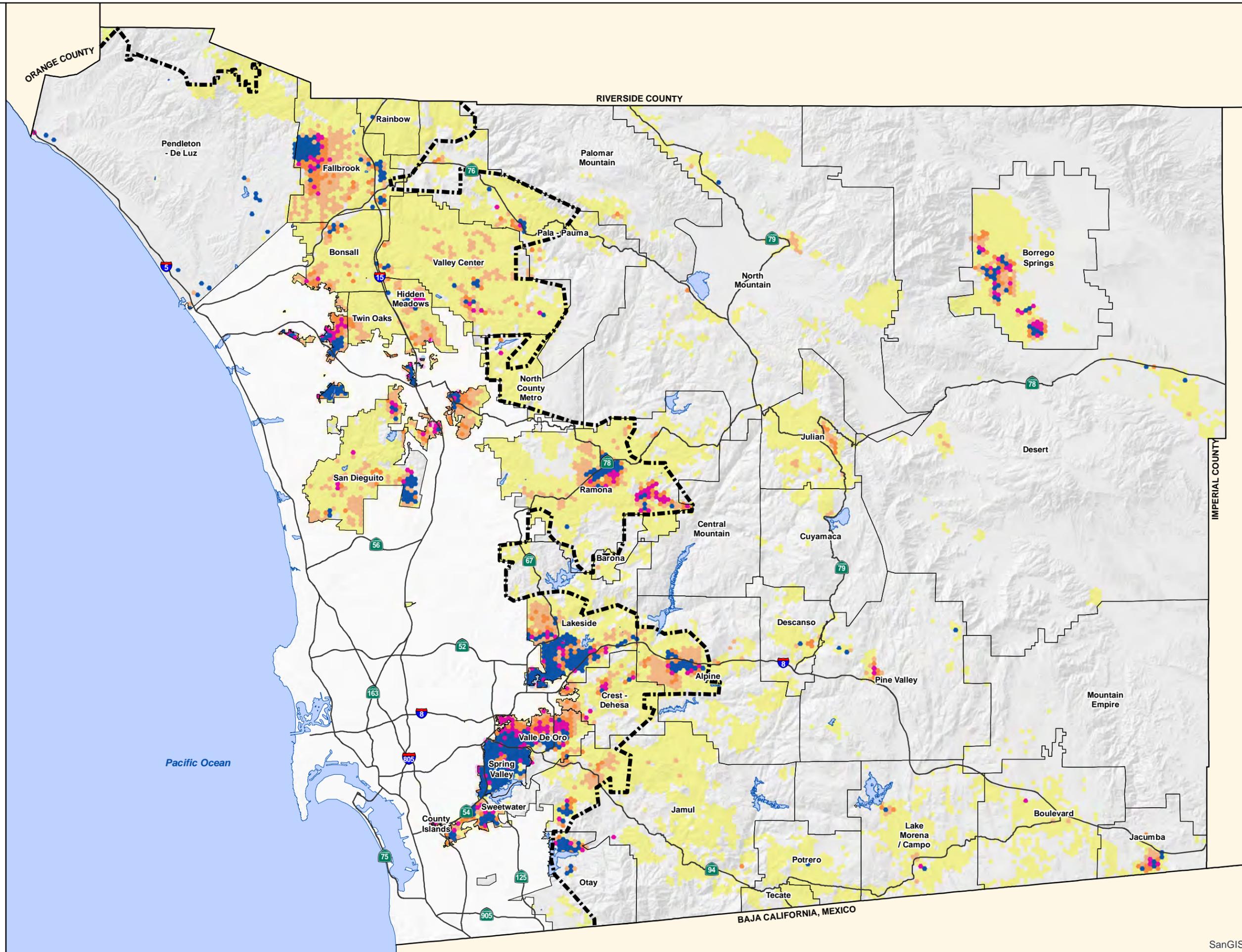
Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Annexations, Acquisitions & Conservation Programs

- MAP "B" - Countywide

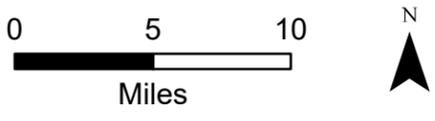
This map shows the estimated reduction in the General Planning dwelling unit capacity since 2011. These reductions are due to annexations of land by surrounding cities, land acquisitions by State, Federal, or Tribal entities, and conservation programs.

Capacity Loss
DWELLING UNITS
-6,023

Dwelling Units

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

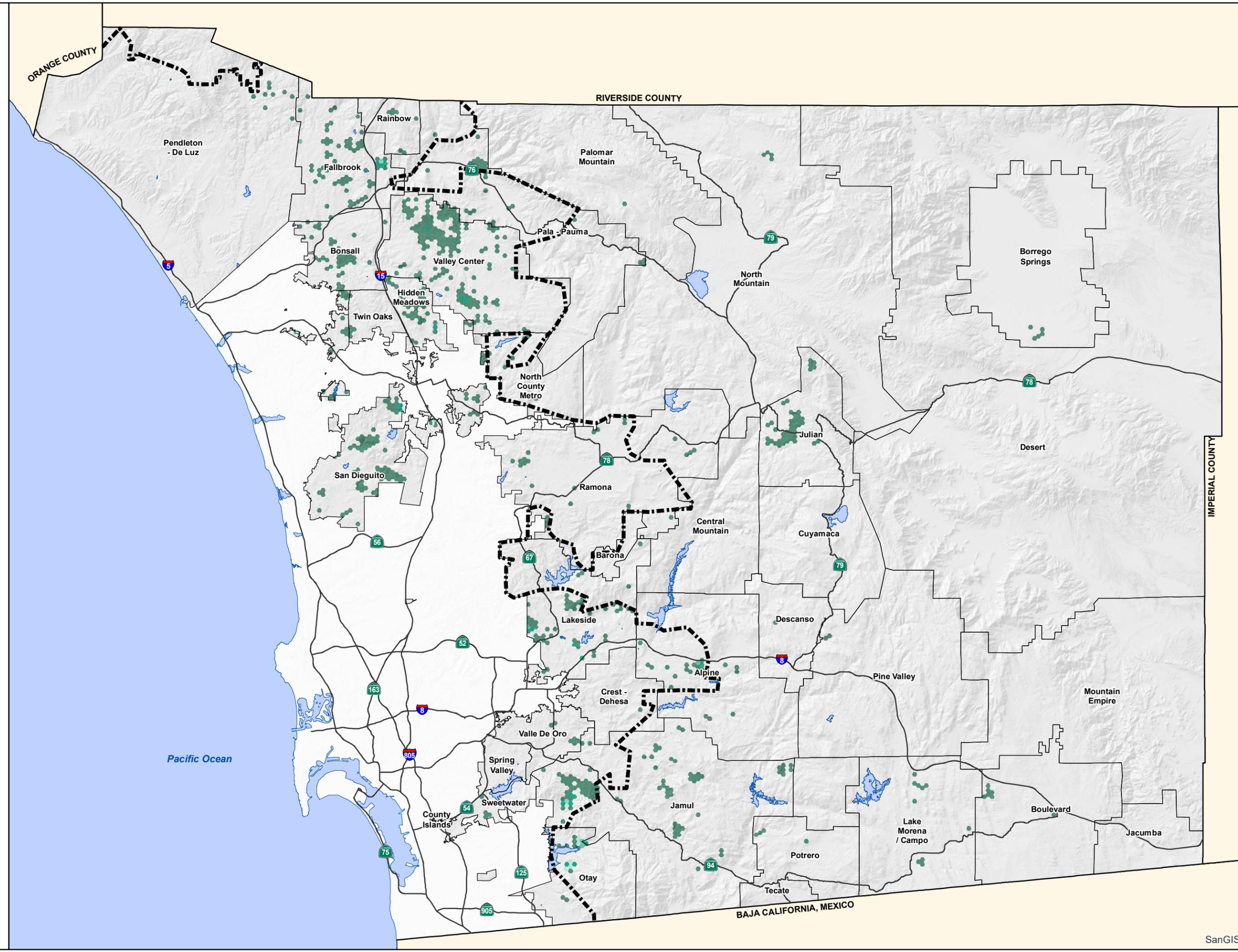
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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

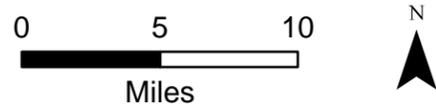
This map is an estimate of the net increase or decrease to the total residential capacity since 2011. Total capacity may not be built and requires permits. Site constraints such as animal habitats, steep slopes, and flood areas may reduce the total capacity.

Approved by General Plan Amendments
DWELLING UNITS
5,823

Dwelling Units

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

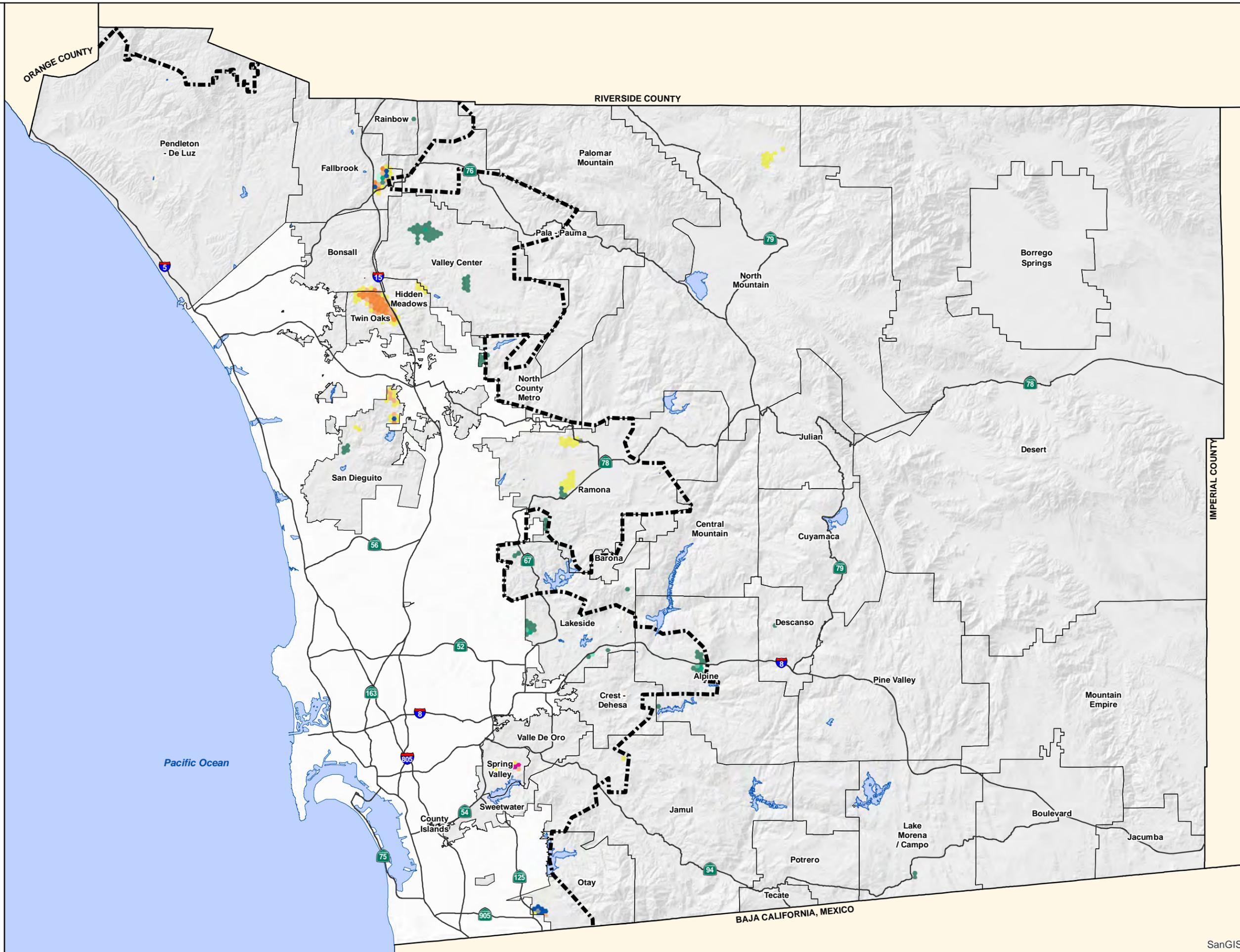
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Existing Dwelling Units

- MAP "D" -

County of San Diego Countywide

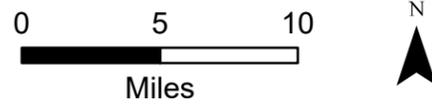
This map shows the estimated number of existing dwelling units in the unincorporated county of San Diego.

Existing
Total
DWELLING UNITS
177,653

Dwelling Units

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

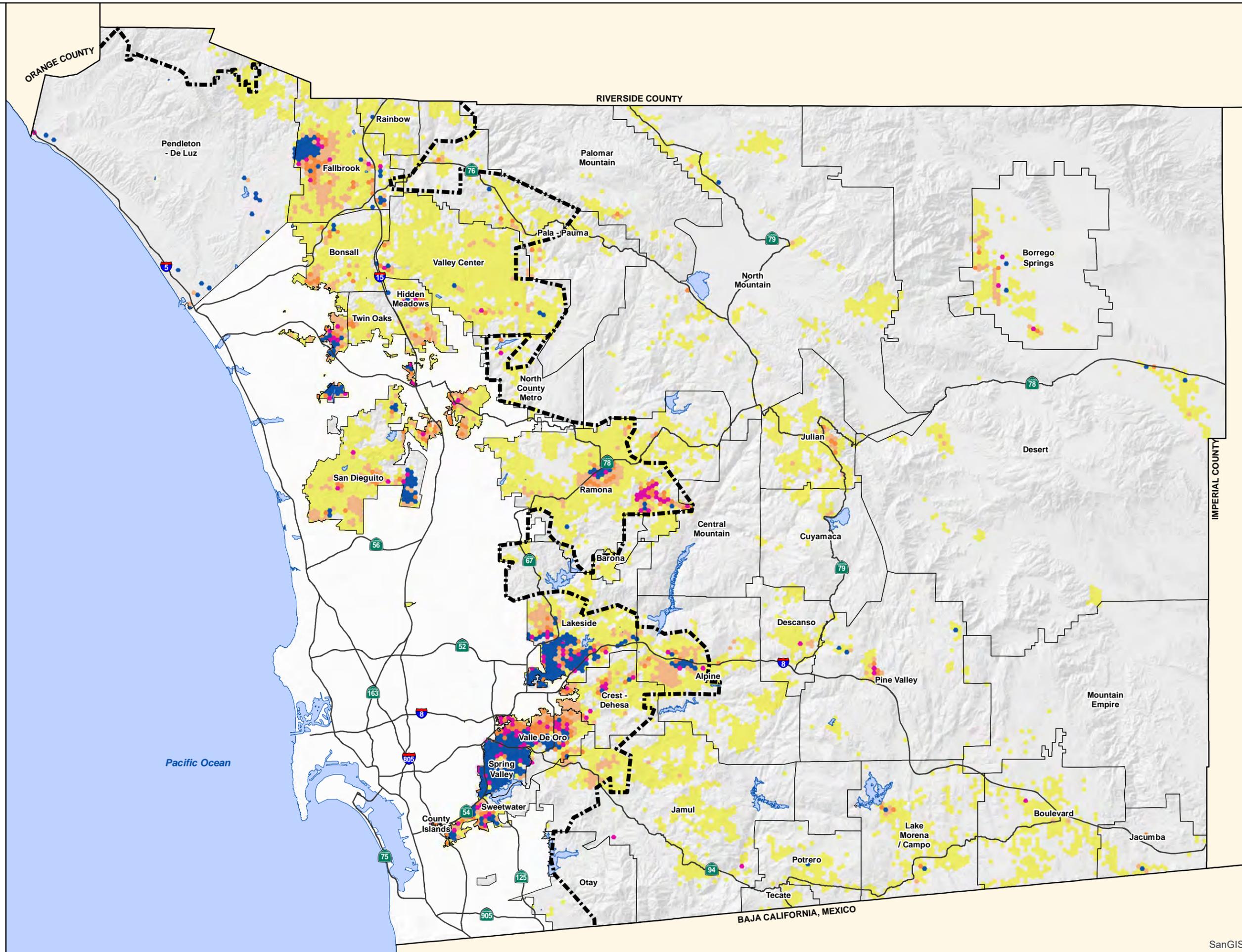
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Dwelling units with Completed Building Permits

- MAP "E" -

County of San Diego

Countywide

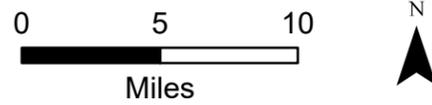
This map shows the total number of dwelling units built in the unincorporated areas of San Diego County since 2011.

Completed Building Permit
DWELLING UNITS
5,802

Dwelling Units

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

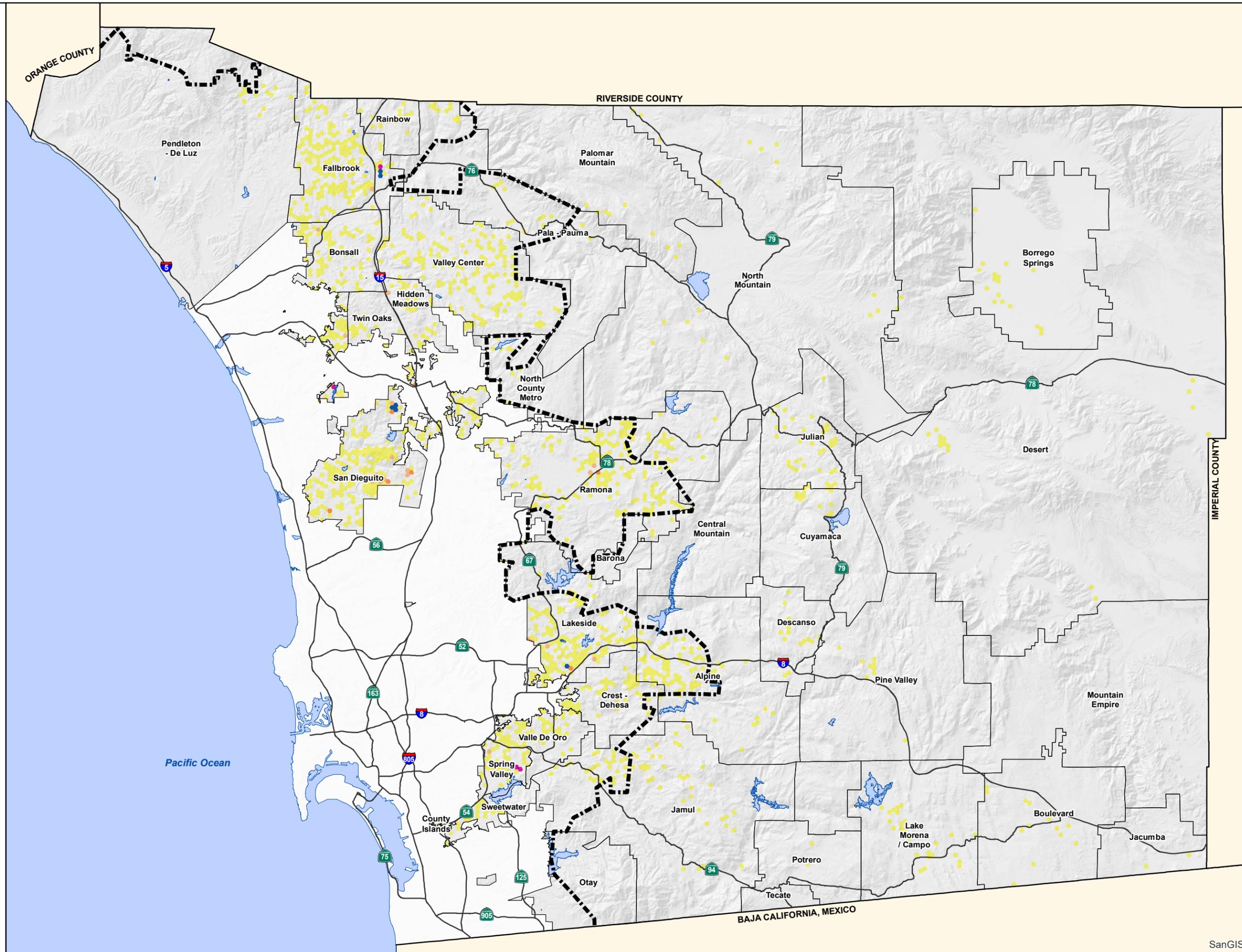
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Dwelling Units with Approved Discretionary Permits - MAP "F" - County of San Diego Countywide

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.

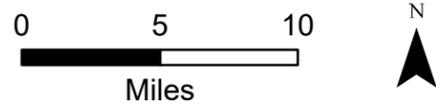
Approved
Discretionary Projects
DWELLING UNITS

7,145

Dwelling Units

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

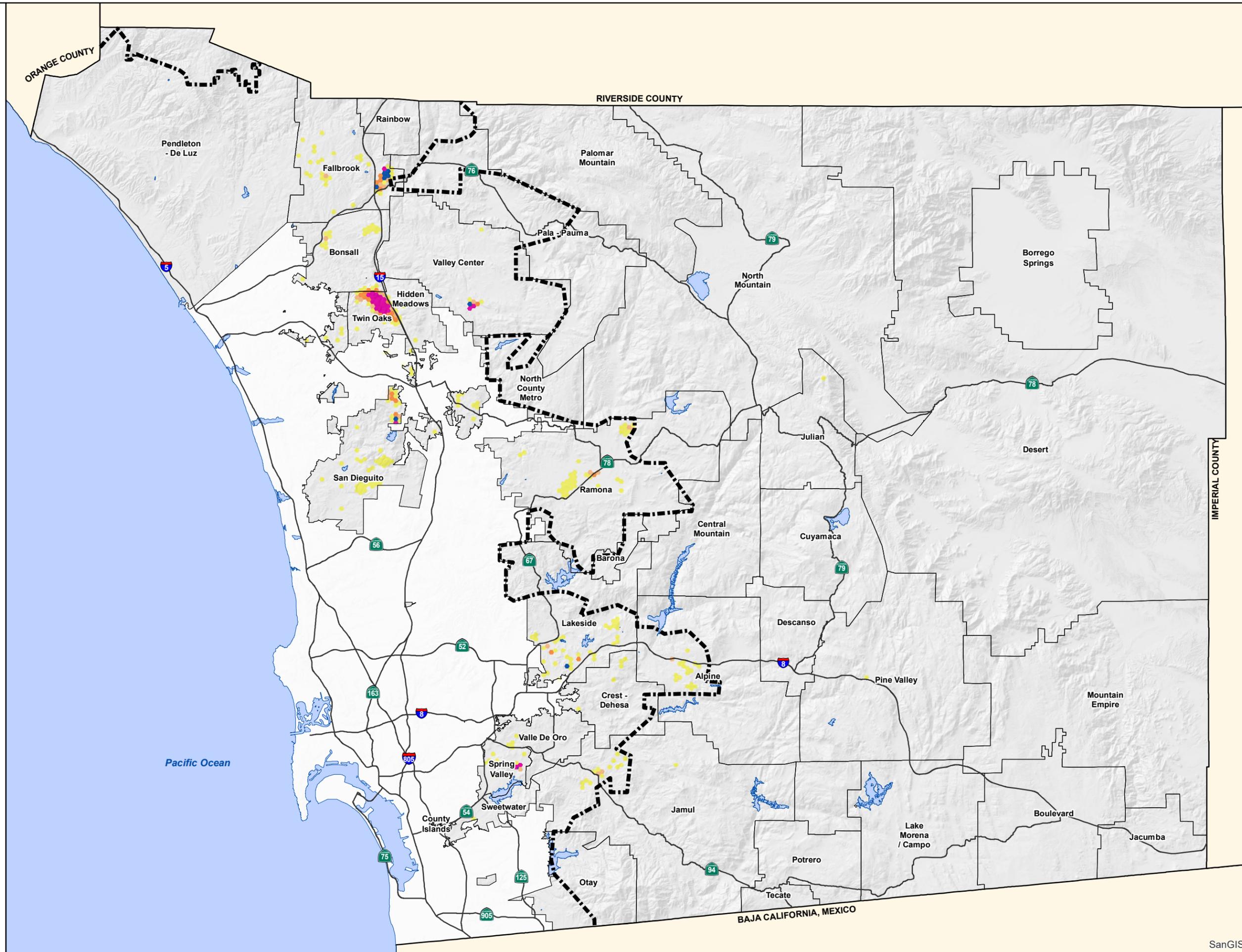
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Available Capacity of the General Plan

- MAP "G" -

County of San Diego Countywide

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.

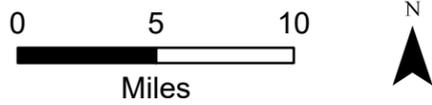
Current Remaining
Development Potential
DWELLING UNITS

60,748

Dwelling Units

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

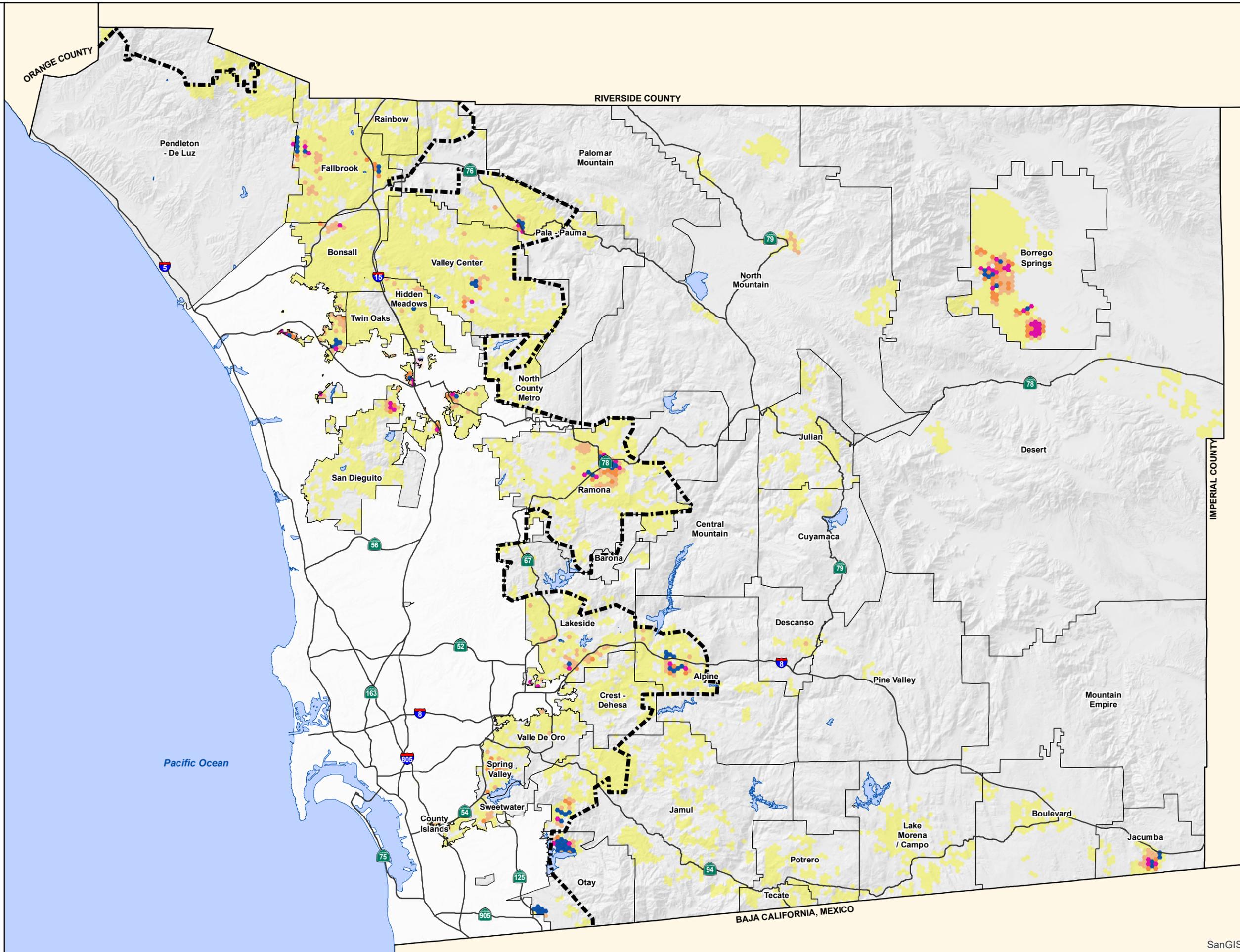
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Changes to General Plan Capacity In-Process

- MAP "H" - County of San Diego Countywide

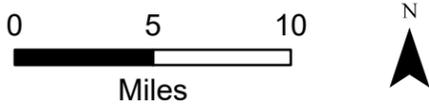
This map is an estimate of the net increase or decrease in the total residential capacity of the General Plan currently under review by the County. Total capacity may not be built and requires site-specific analysis, permits, and possibly infrastructure improvements.

In-Process General Plan Amendments
DWELLING UNITS
530

Dwelling Units

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

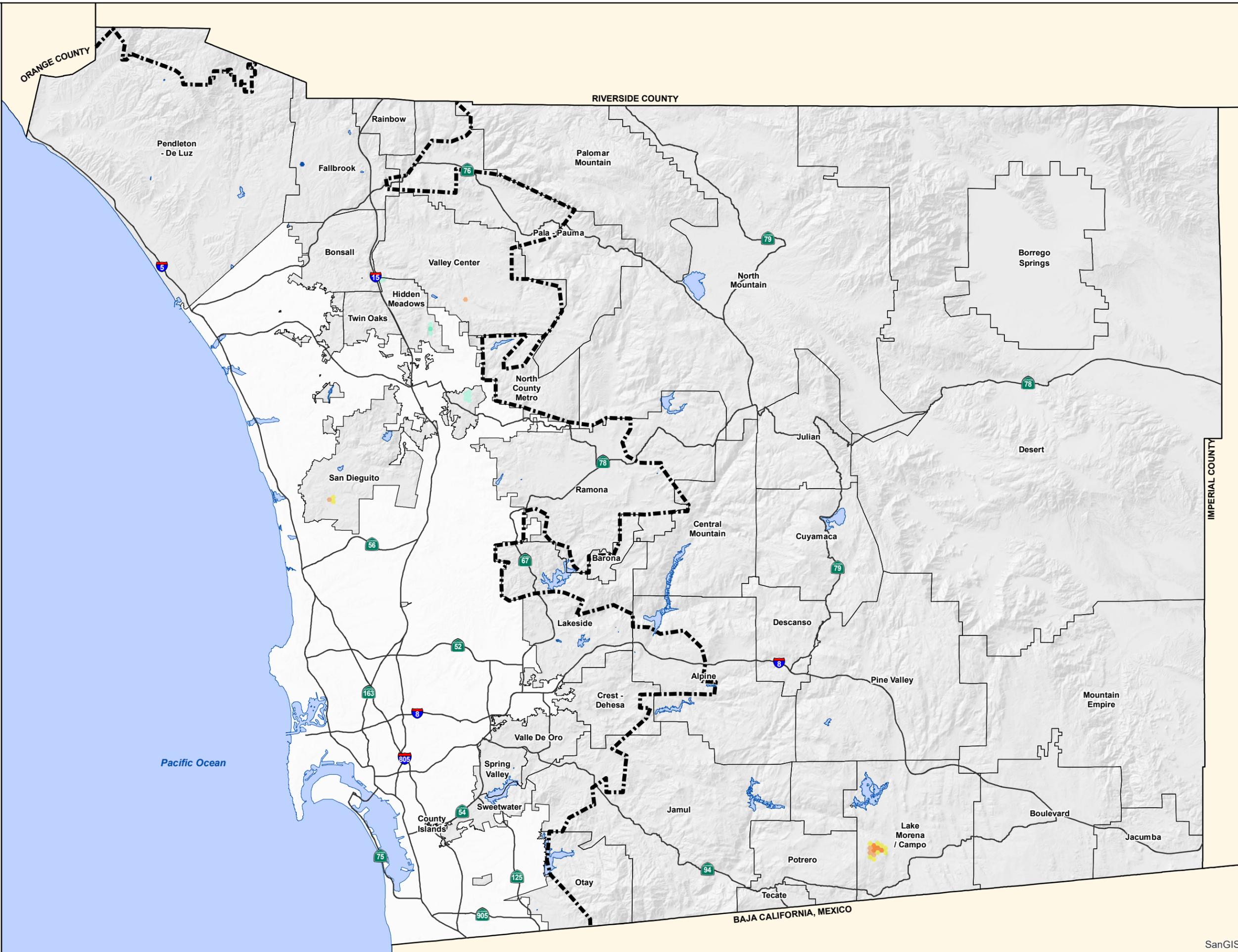
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Dwelling Units In-Process

- MAP "I" -

County of San Diego Countywide

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

5,834

Dwelling Units

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

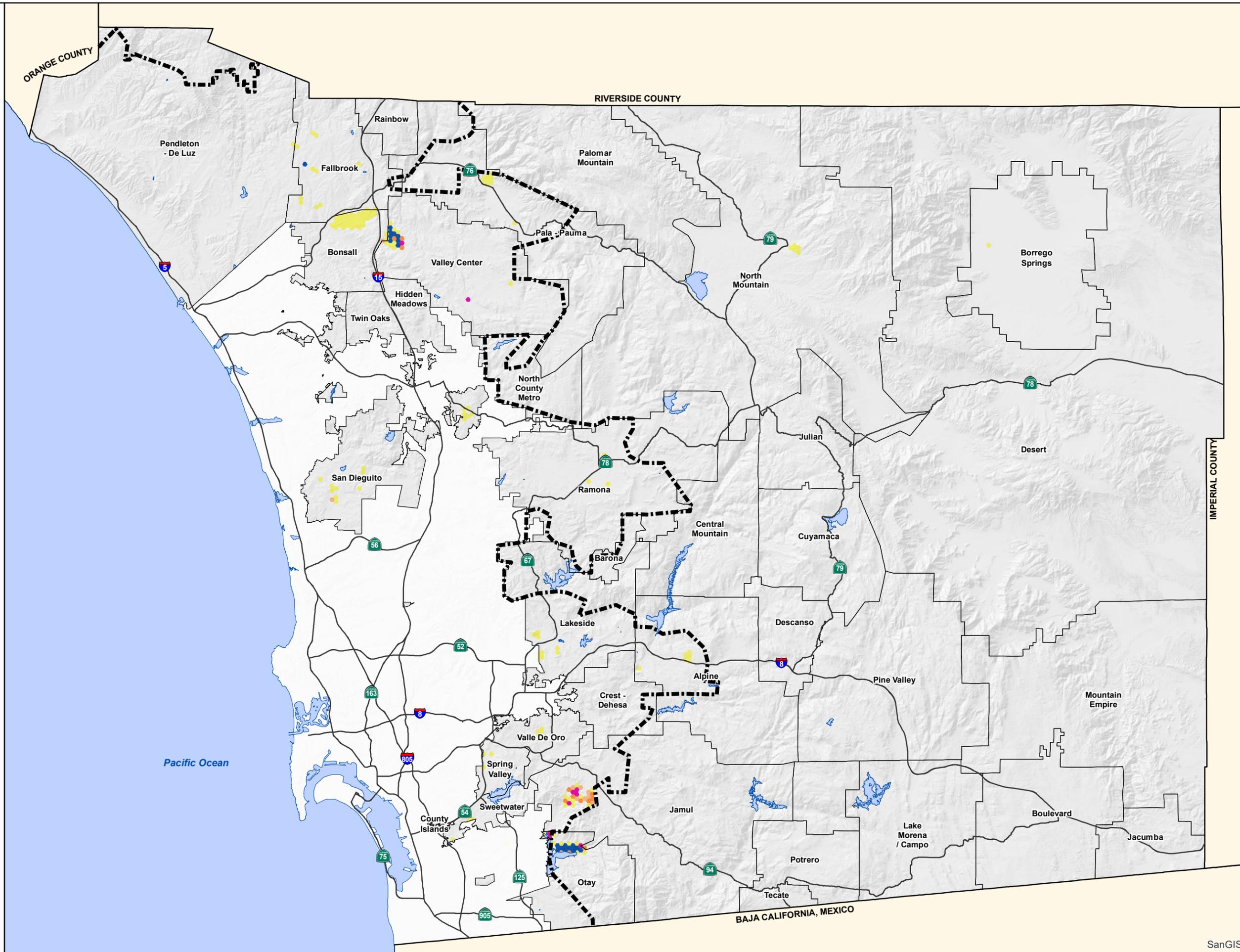
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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

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)

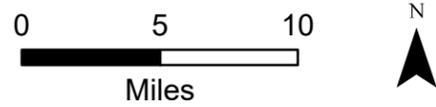
Future Development Potential
DWELLING UNITS

55,444

Dwelling Units

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

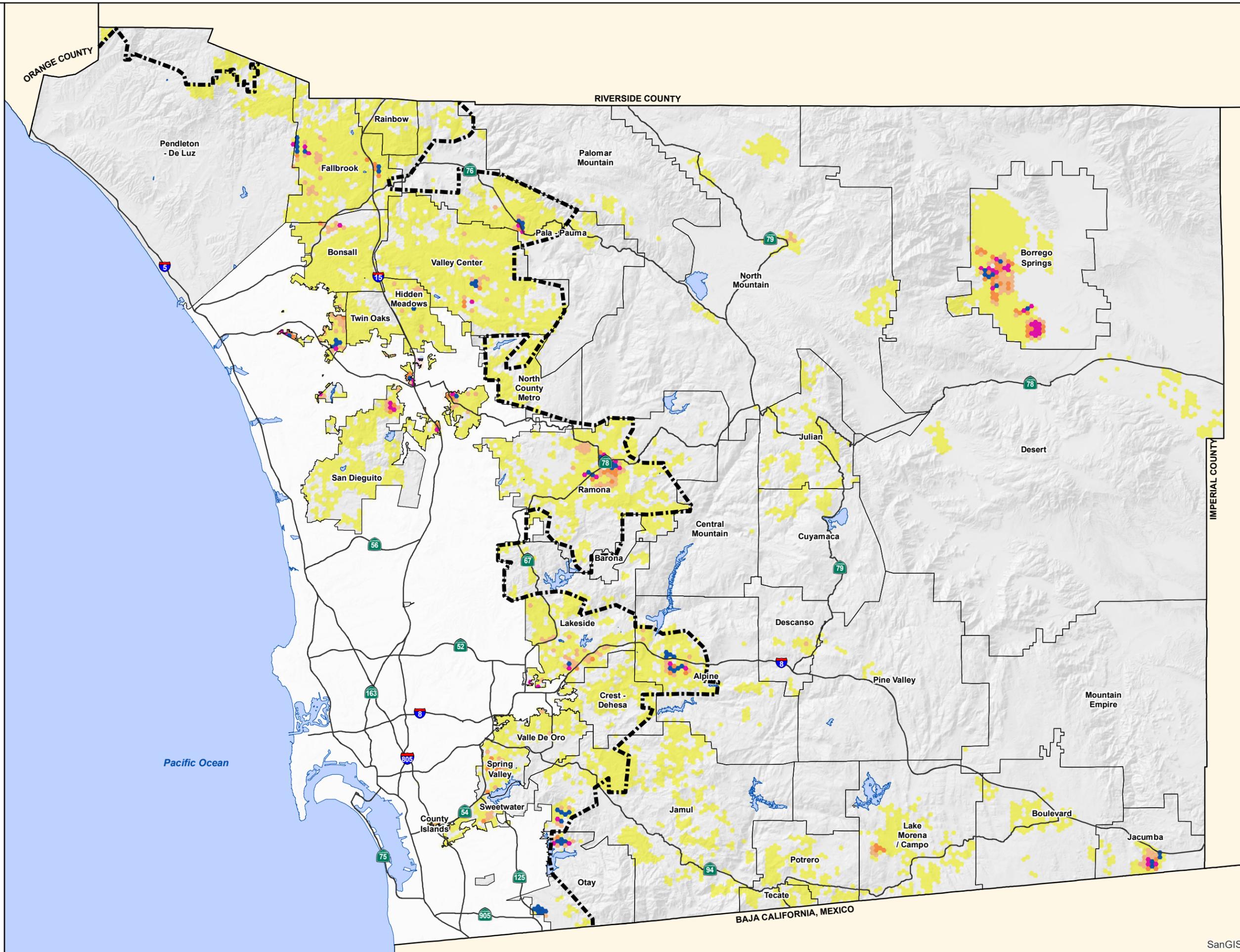
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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

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.

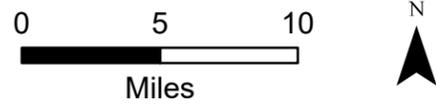
2011 General Plan
Differential
DWELLING UNITS
7,813

In-Process DWELLING UNITS 3,877 ABOVE CAPACITY	Approved DWELLING UNITS 5,430 ABOVE CAPACITY
428 BELOW CAPACITY	1,066 BELOW CAPACITY

Dwelling Units



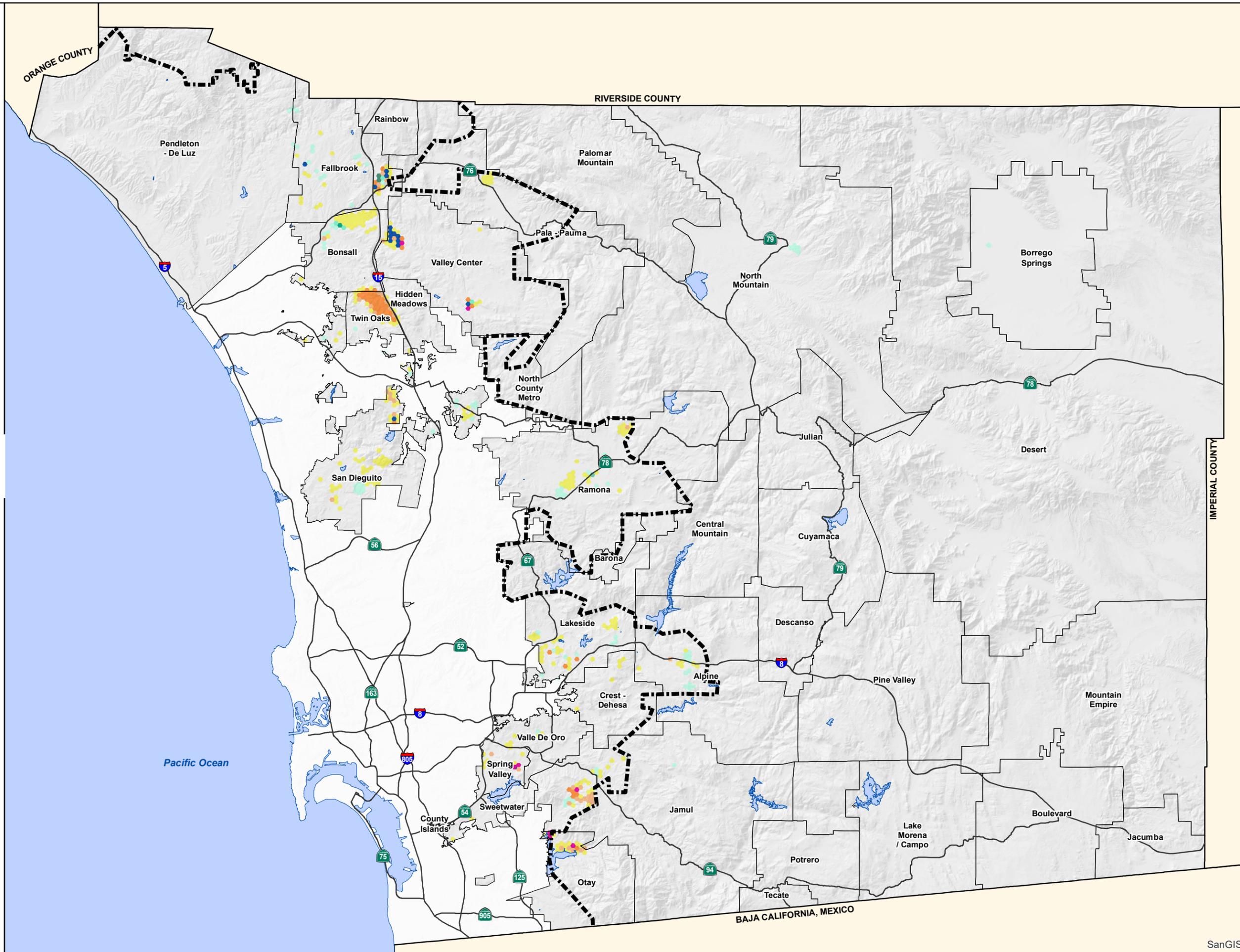
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



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 Countywide

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

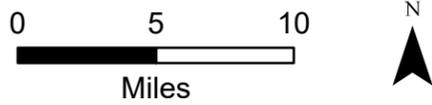
1,078

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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