Total Capacity of the General Plan

- MAP "A" -

County of San Diego

Tecate

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

148

Dwelling Units

(+)

- **1 -25**
- **26 -50**
- **51 -75**
- **76 -100**
- **> 100**
- **County Water Authority Boundary**
- **Community Plan Areas**
- **Incorporated Areas**

0 0.3 0.6

Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

LUEG GIS

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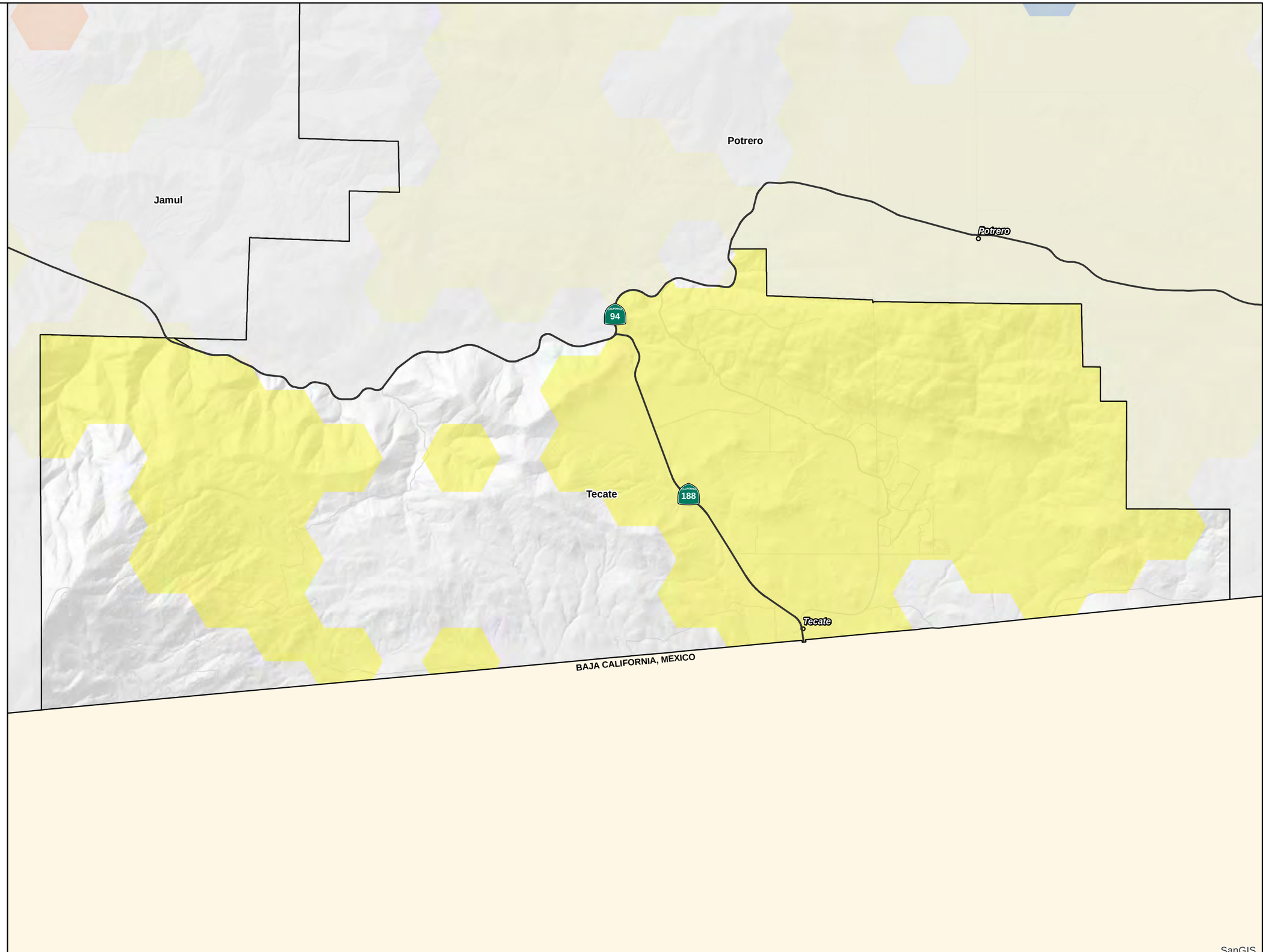

Annexations, Acquisitions & Conservation Programs

- MAP "B" -

County of San Diego

Tecate

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

0

Dwelling Units

- (-)
- 1 -25
- 26 - 50
- 51 - 75
- 76 - 100
- > 100
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas

0 0.3 0.6 Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

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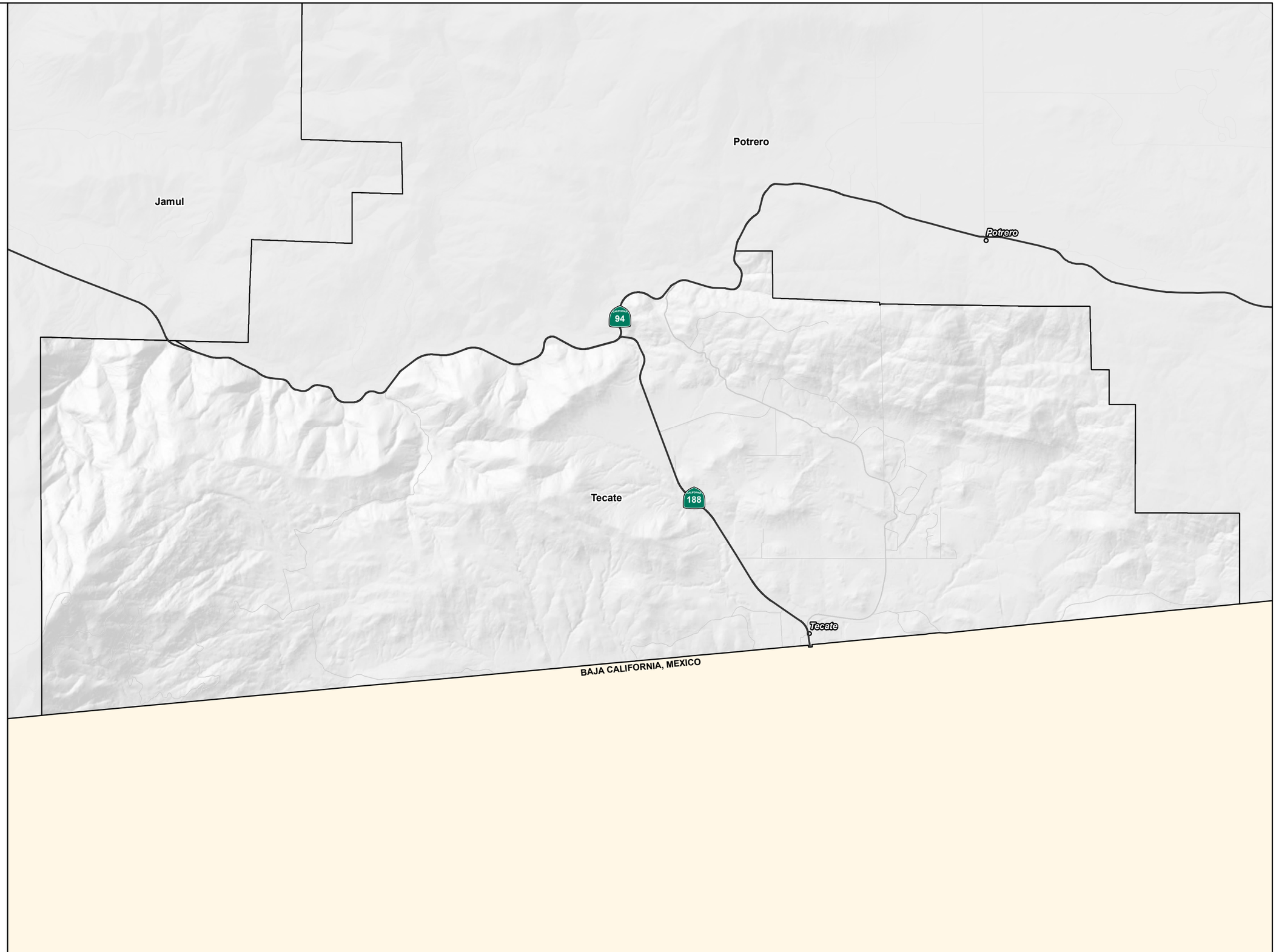

Changes to the General Plan Capacity

- MAP "C" -

County of San Diego

Tecate

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

0

Dwelling Units

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

County Water Authority Boundary

Community Plan Areas

Incorporated Areas

0 0.3 0.6

Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

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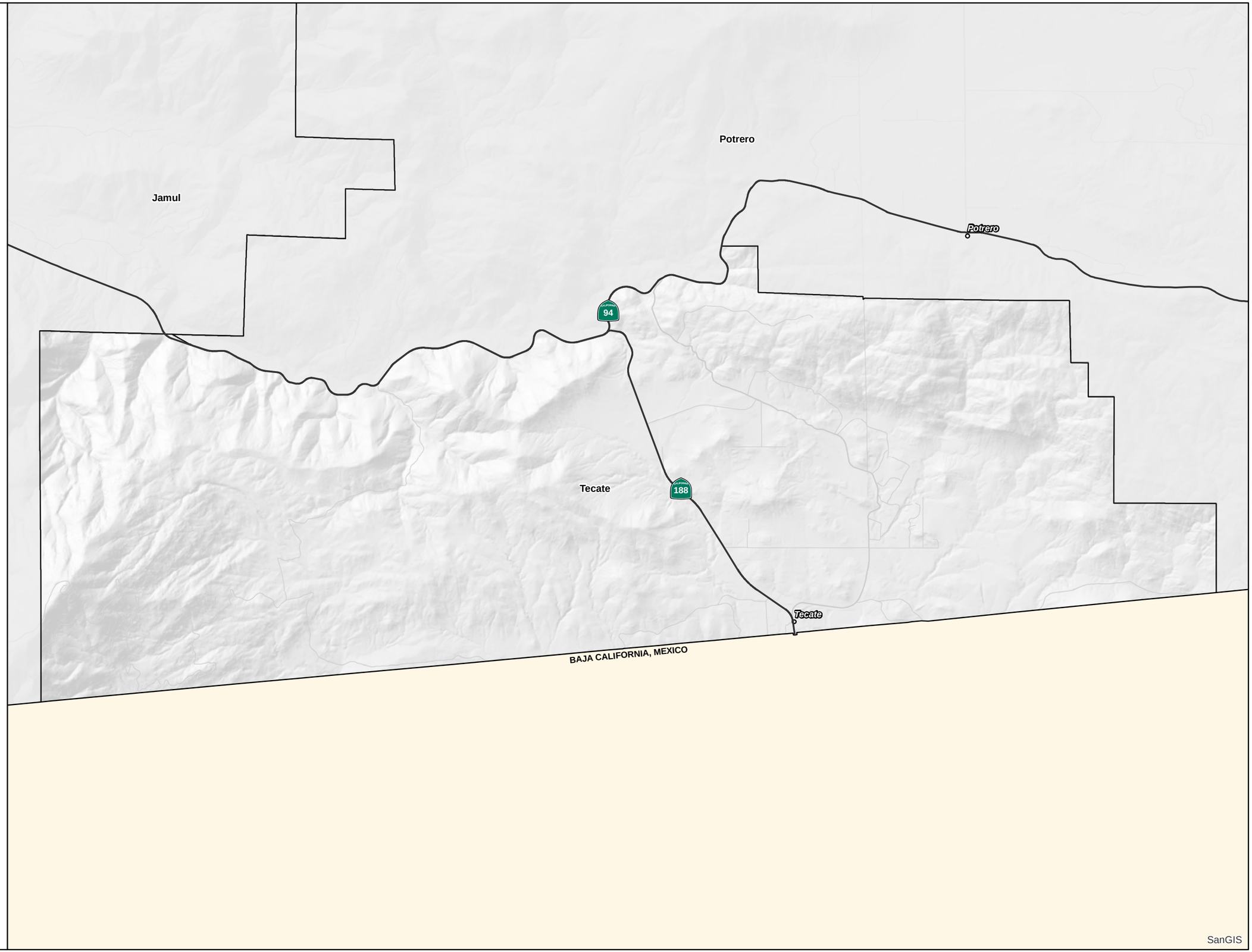

Existing Dwelling Units

- MAP "D" -

County of San Diego

Tecate

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

Existing Total DWELLING UNITS

55

Dwelling Units

(+)

- **1 -25**
- **26 -50**
- **51 -75**
- **76 -100**
- **> 100**
- **County Water Authority Boundary**
- **Community Plan Areas**
- **Incorporated Areas**

0 0.3 0.6

Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

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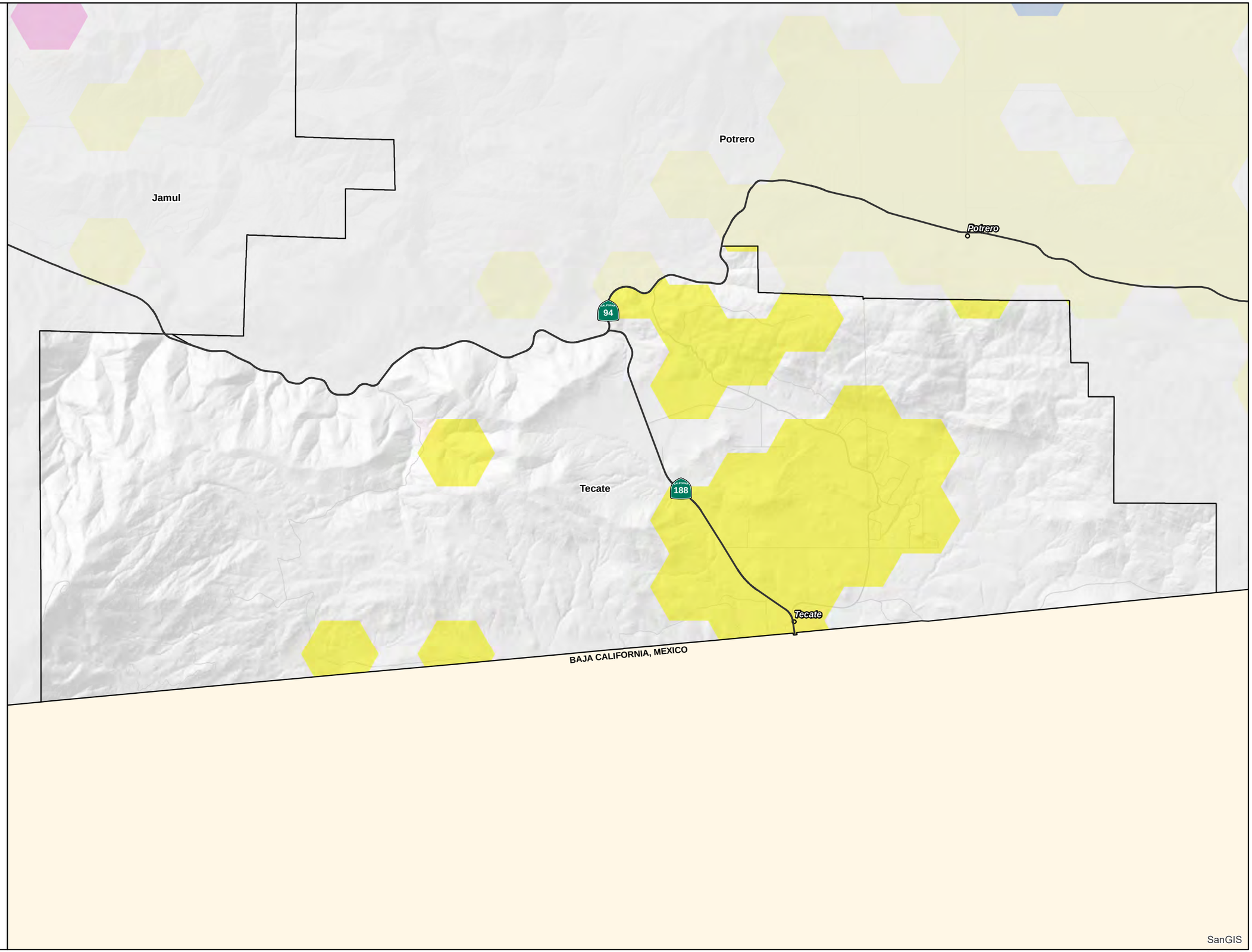

Dwelling units with Completed Building Permits

- MAP "E" -

County of San Diego

Tecate

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

0

Dwelling Units

(+)

- 1 -25
- 26 -50
- 51 -75
- 76 -100
- > 100
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas

0 0.3 0.6

Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

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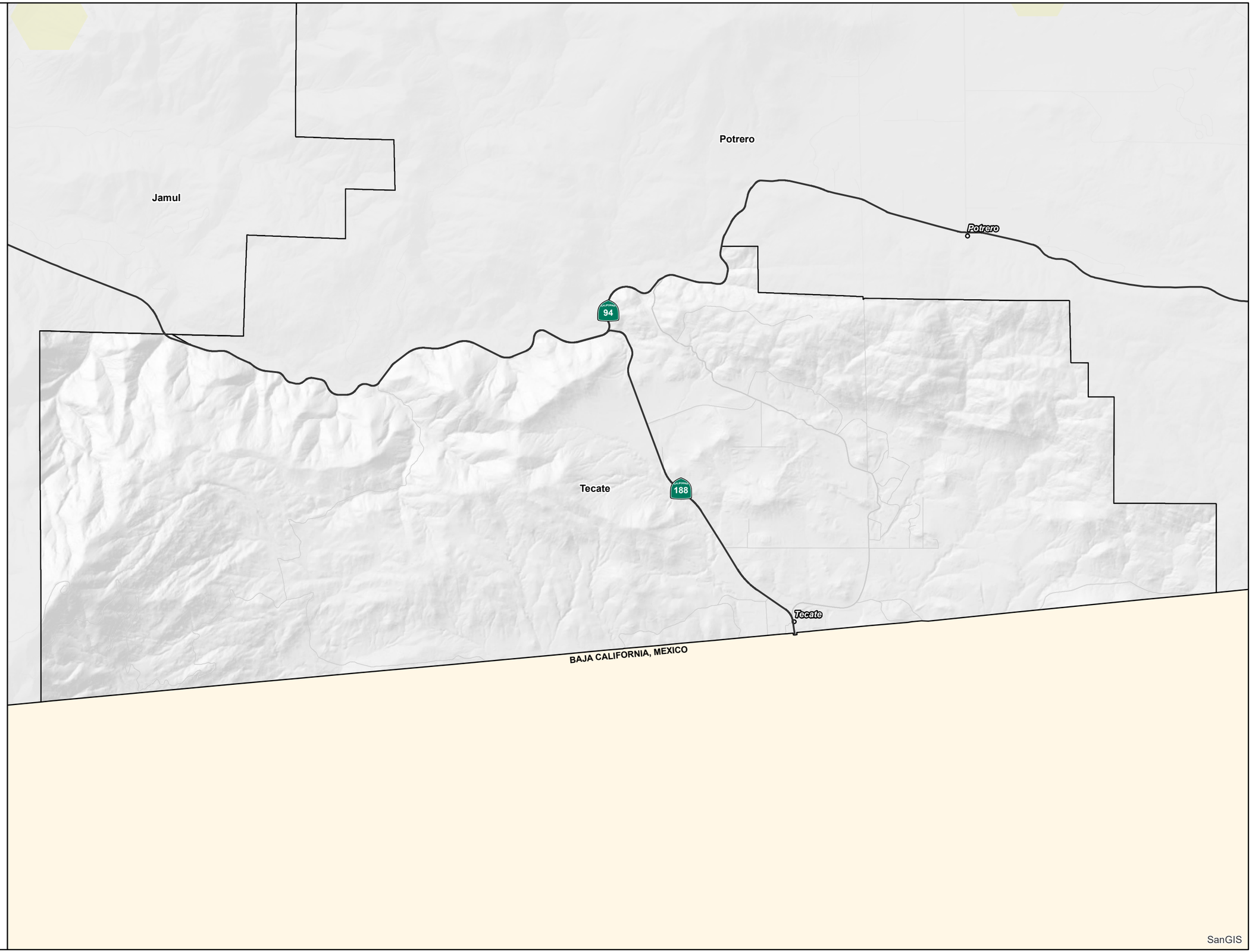

Dwelling Units with Approved Discretionary Permits

- MAP "F" -

County of San Diego

Tecate

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

0

Dwelling Units

(+)

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

County Water Authority Boundary

Community Plan Areas

Incorporated Areas

0 0.3 0.6

Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

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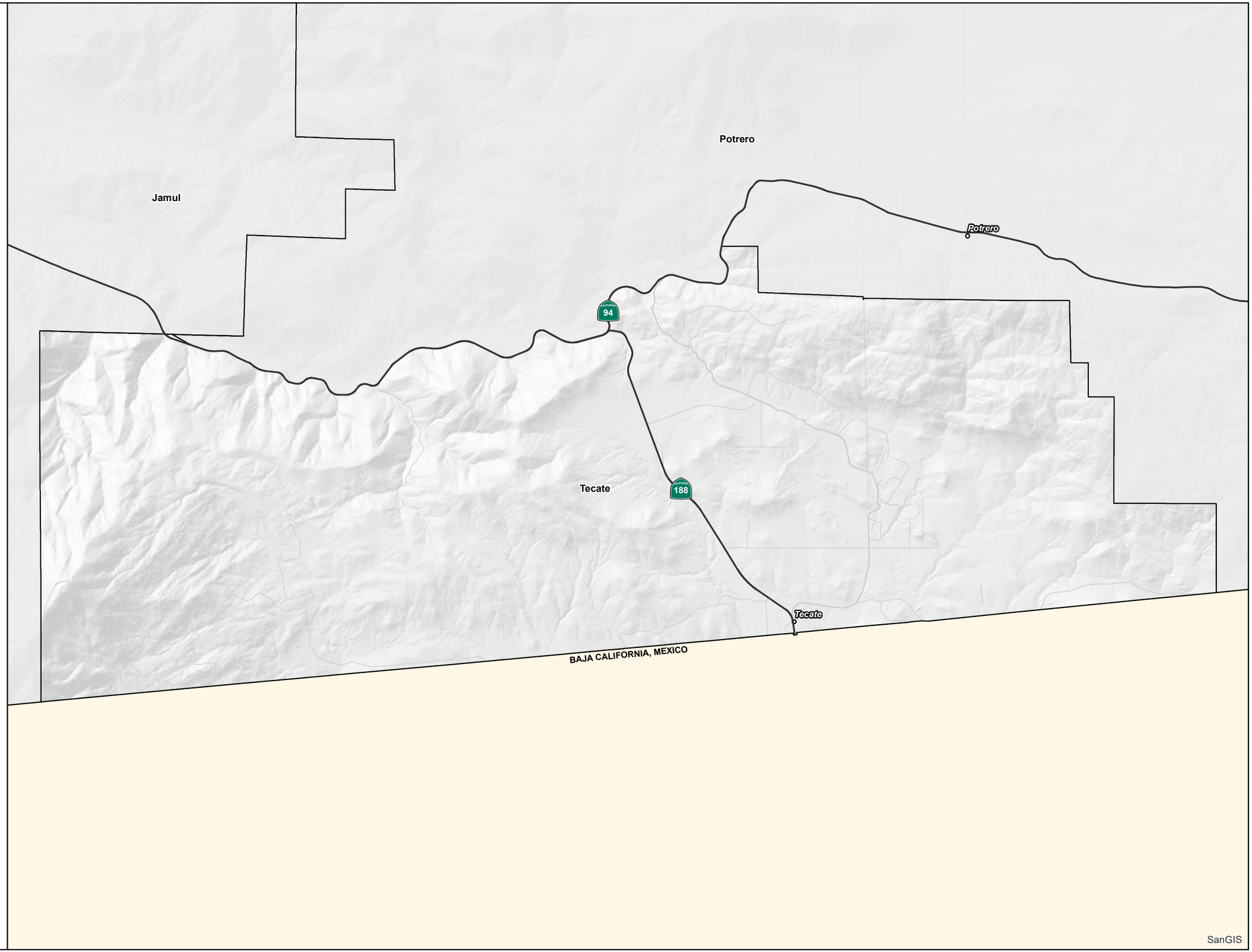

Available Capacity of the General Plan

- MAP "G" -

County of San Diego

Tecate

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

93

Dwelling Units

(+)

- 1 -25
- 26 -50
- 51 -75
- 76 -100
- > 100
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas

0 0.3 0.6
Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

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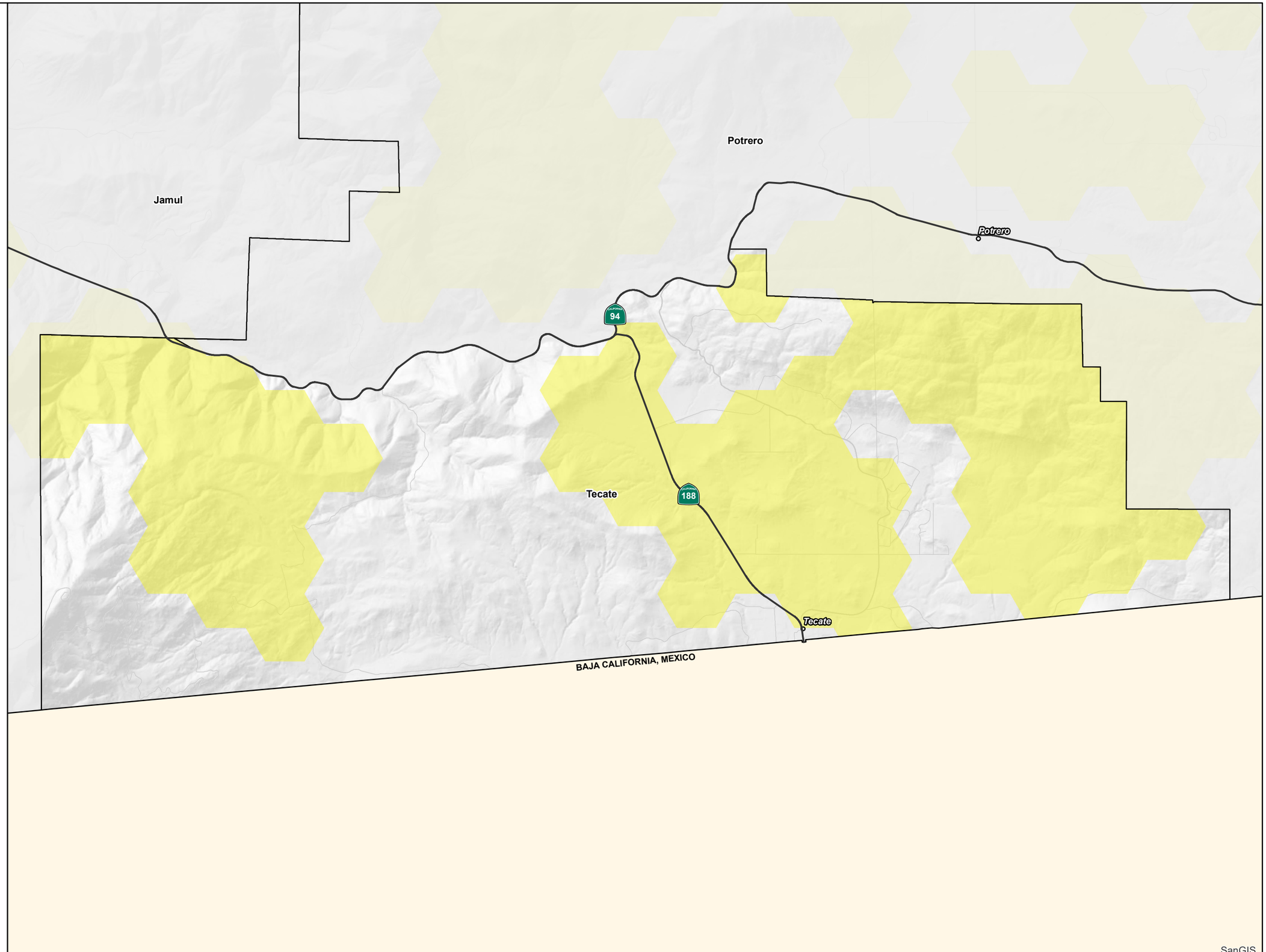

Changes to General Plan Capacity In-Process

- MAP "H" -

County of San Diego

Tecate

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

0 0.3 0.6
Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

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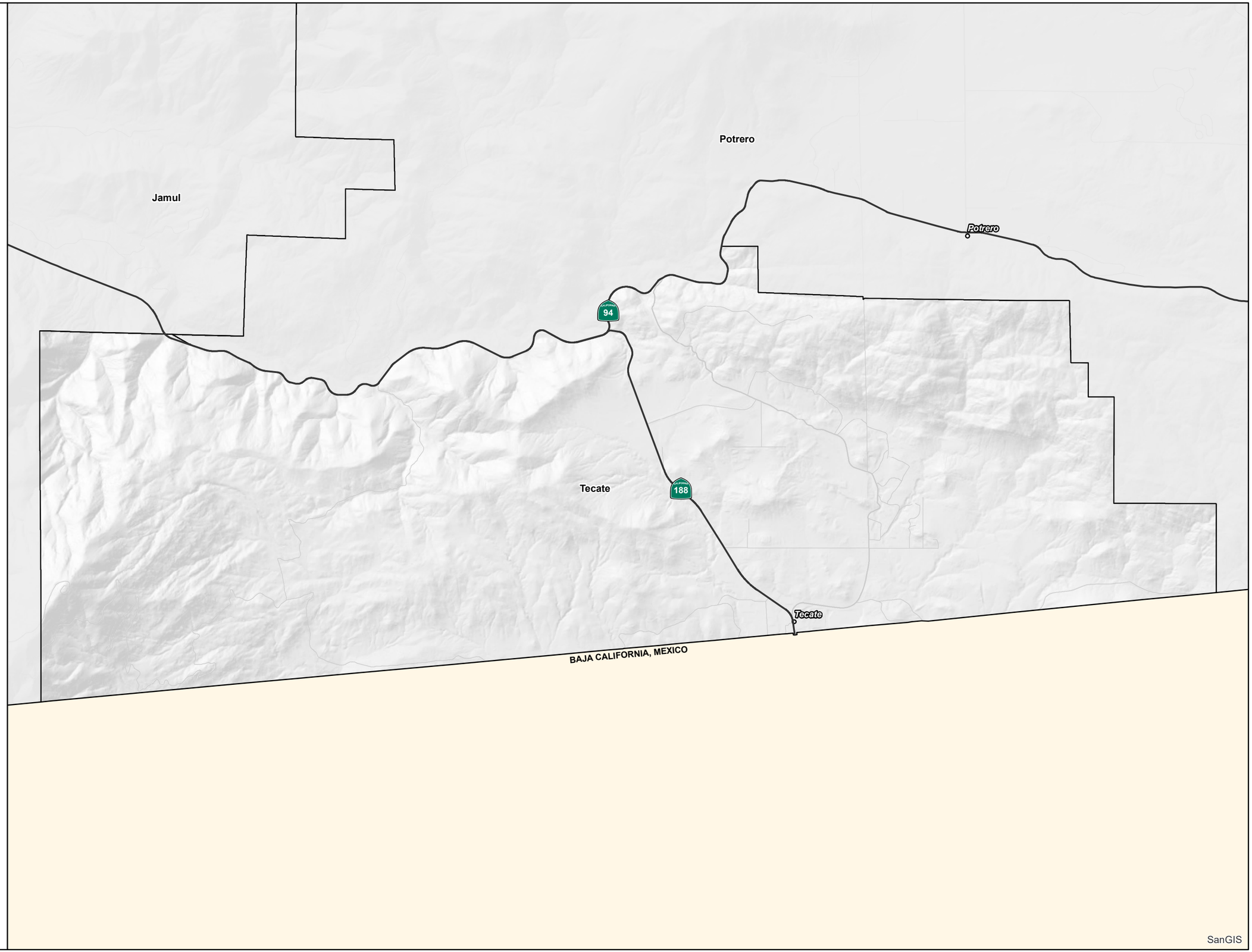

Dwelling Units In-Process

- MAP "I" -

County of San Diego

Tecate

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

0 0.3 0.6

Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

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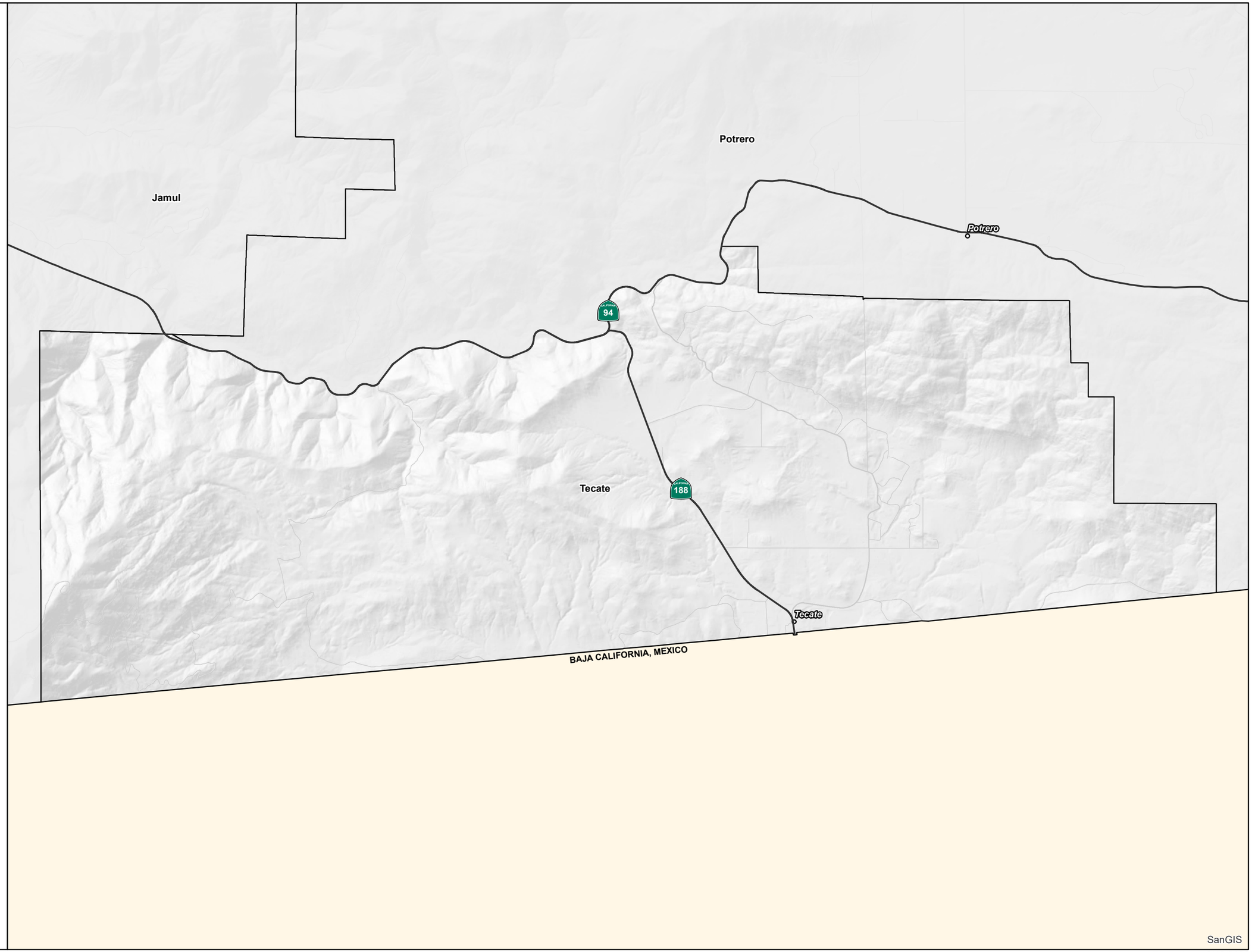

Adjusted Available Capacity of the General Plan

- MAP "J" -

County of San Diego

Tecate

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

93

Dwelling Units

(+)

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

County Water Authority Boundary

Community Plan Areas

Incorporated Areas

0 0.3 0.6

Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

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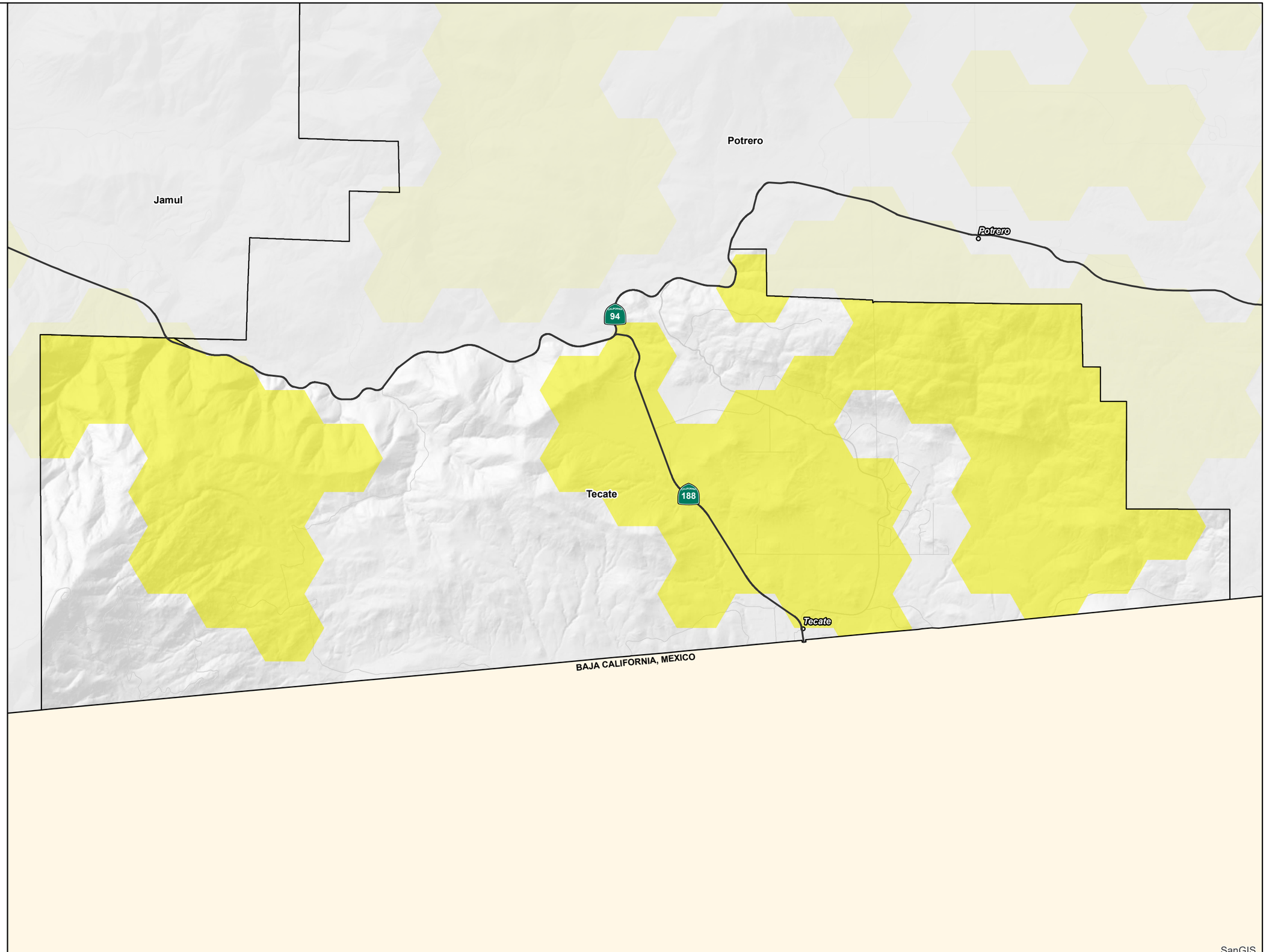

2011 General Plan Differential
- MAP "K" -
County of San Diego
Tecate

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	

County Water Authority Boundary

Community Plan Areas

Incorporated Areas

0 0.3 0.6
Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

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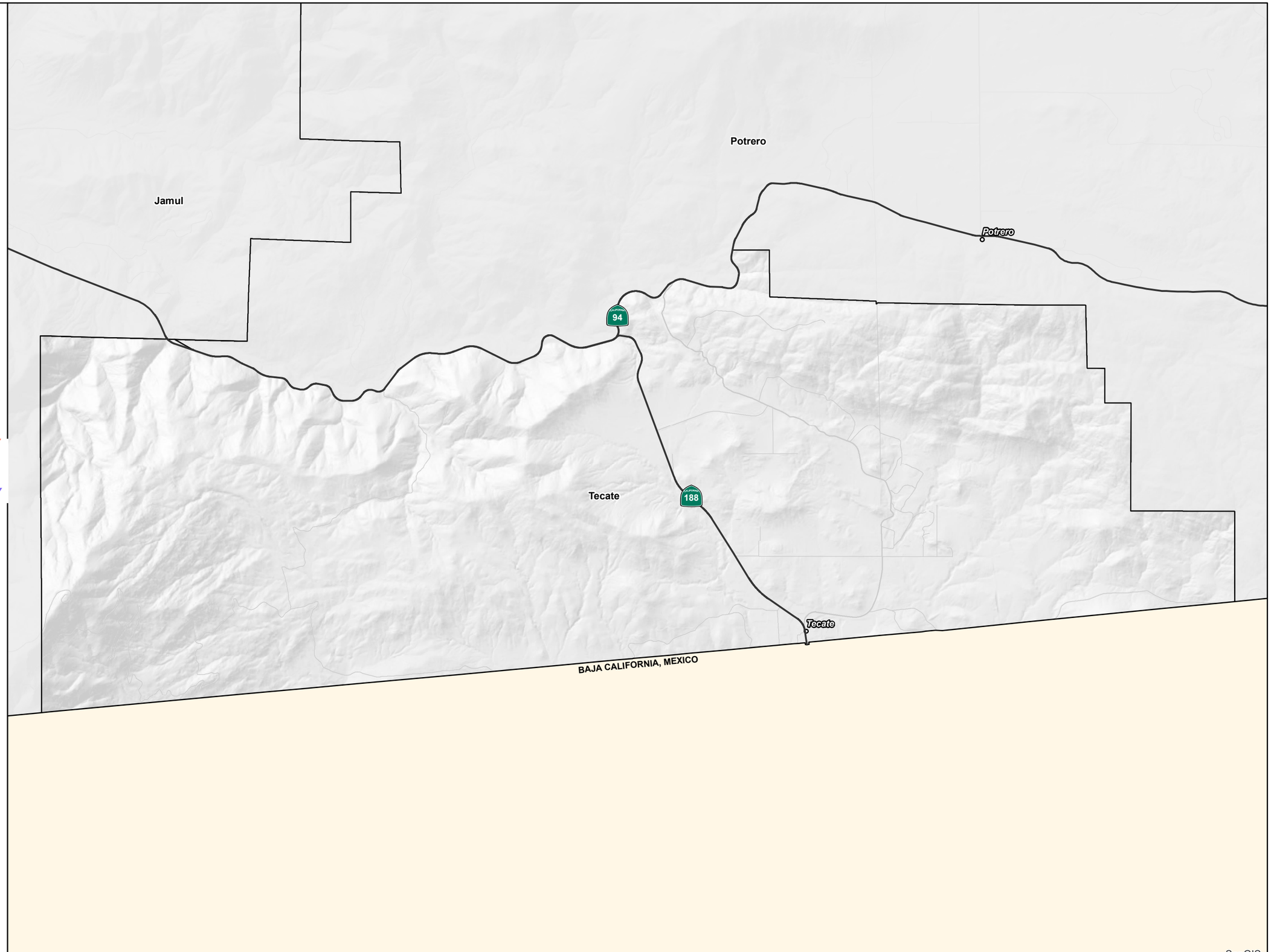


Dwelling Units in the Grading Stages of the Land Development Process

- MAP "L" -

County of San Diego

Tecate

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

County Water Authority Boundary

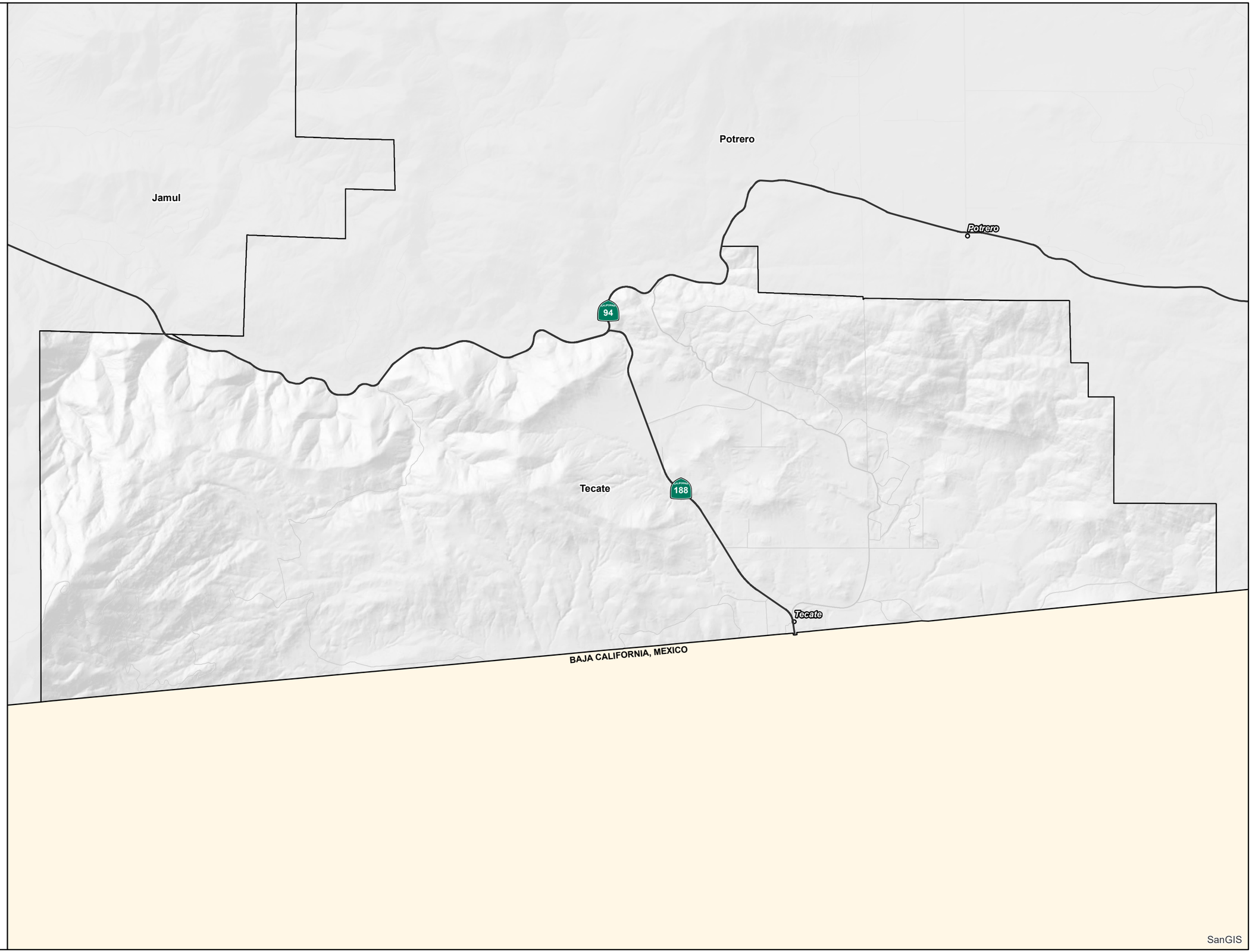
Community Plan Areas

Incorporated Areas

0 0.3 0.6
Miles

N

Minimum Mapping Unit (hexbin) = 60 acres

LUEG GIS

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