

Total Capacity of  
the General Plan

- MAP "A" -

County of San Diego

Twin Oaks

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

1,730

Dwelling Units

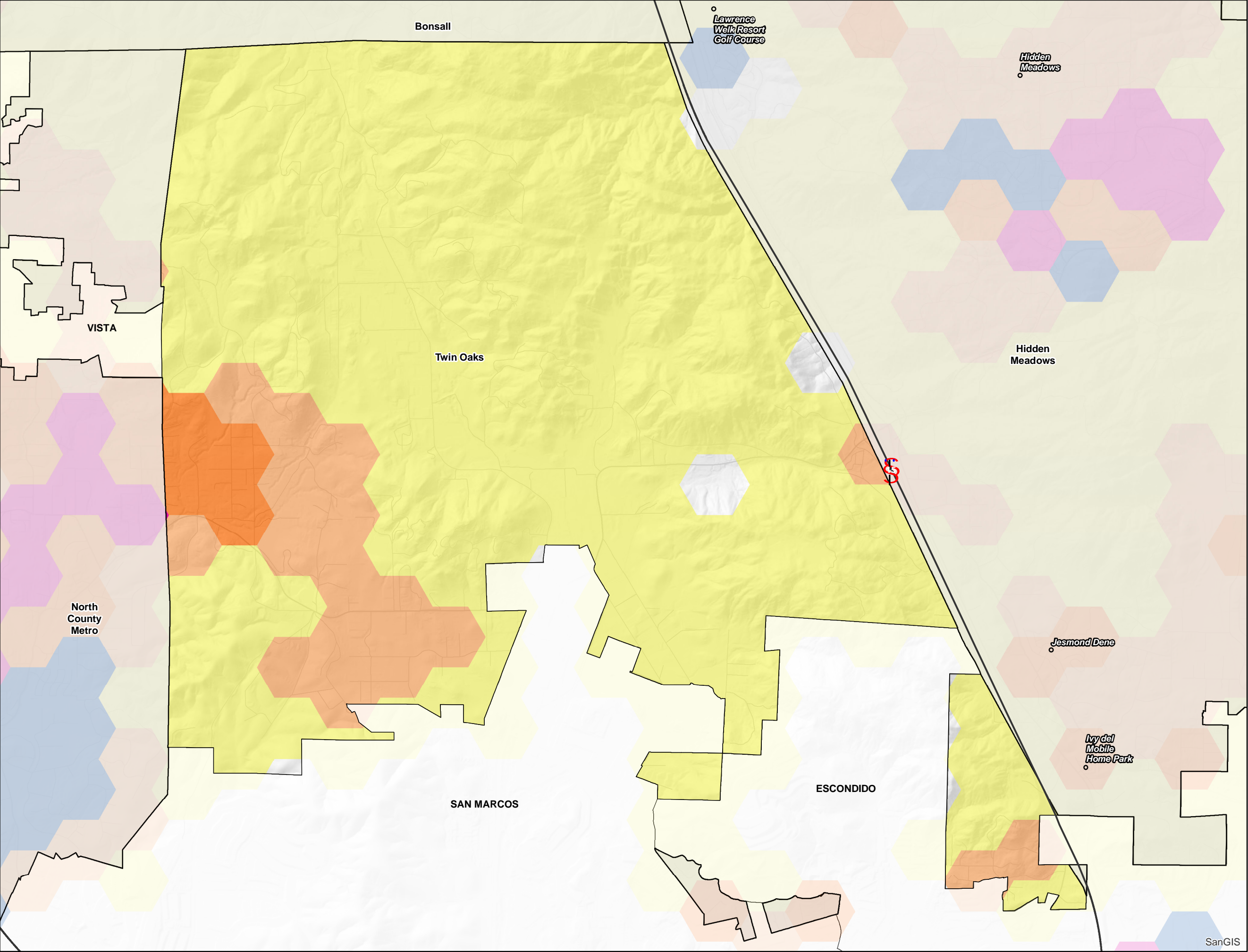
- ( + )
- 1 -25
  - 26 -50
  - 51 -75
  - 76 -100
  - > 100

- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas
- 0 0.35 0.7 Miles

Minimum Mapping Unit (hexbin) = 60 acres



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Annexations,  
Acquisitions &  
Conservation  
Programs  
- MAP "B" -  
County of San Diego  
Twin Oaks

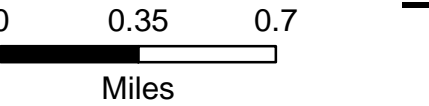
This map shows the estimated reduction in the General Planning dwelling unit capacity since 2011. These reductions are due to annexations of land by surrounding cities, land acquisitions by State, Federal, or Tribal entities, and conservation programs.

Capacity  
Loss  
DWELLING UNITS  
**-27**

Dwelling Units

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

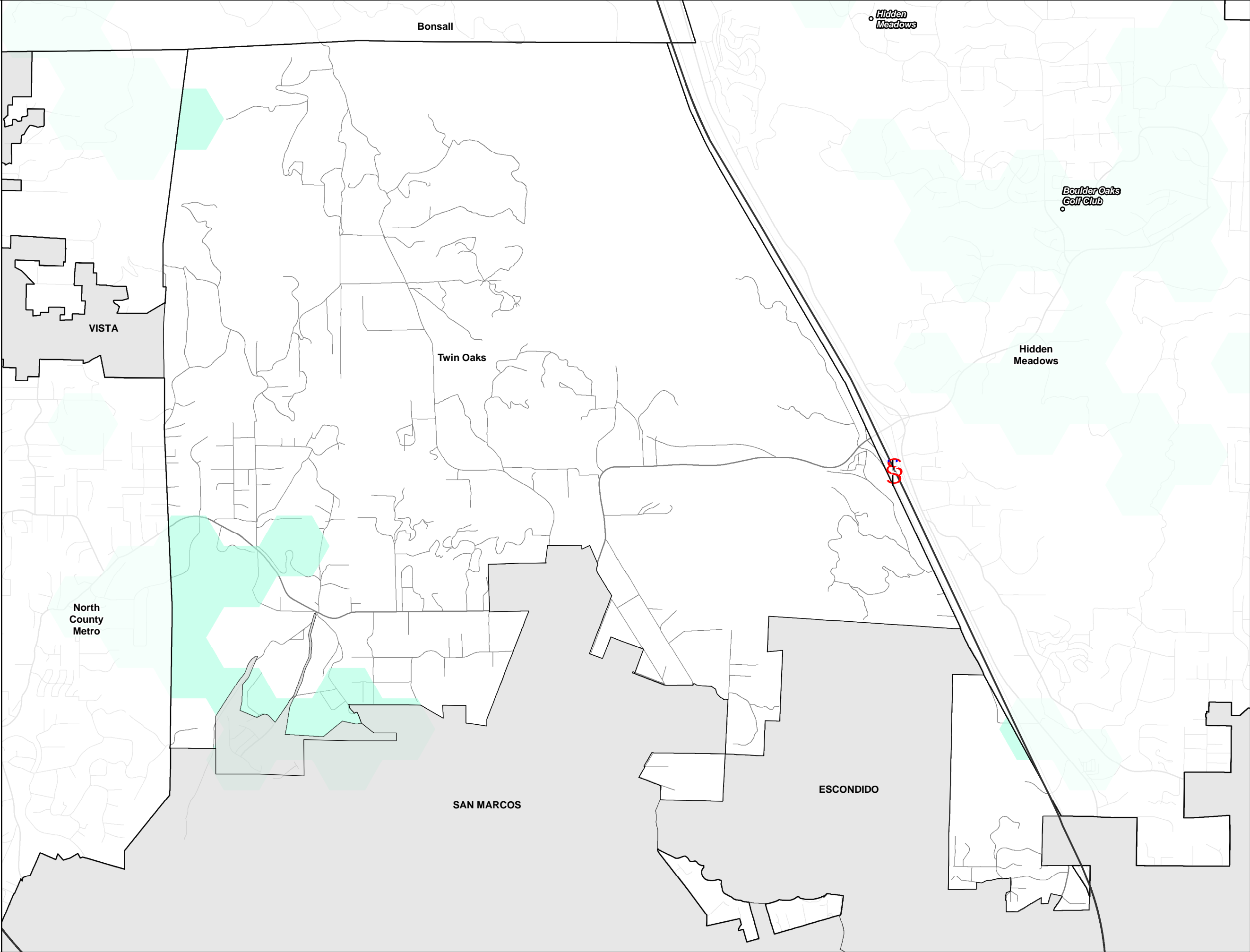
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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# Changes to the General Plan Capacity

## - MAP "C" -

### County of San Diego

#### Twin Oaks











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

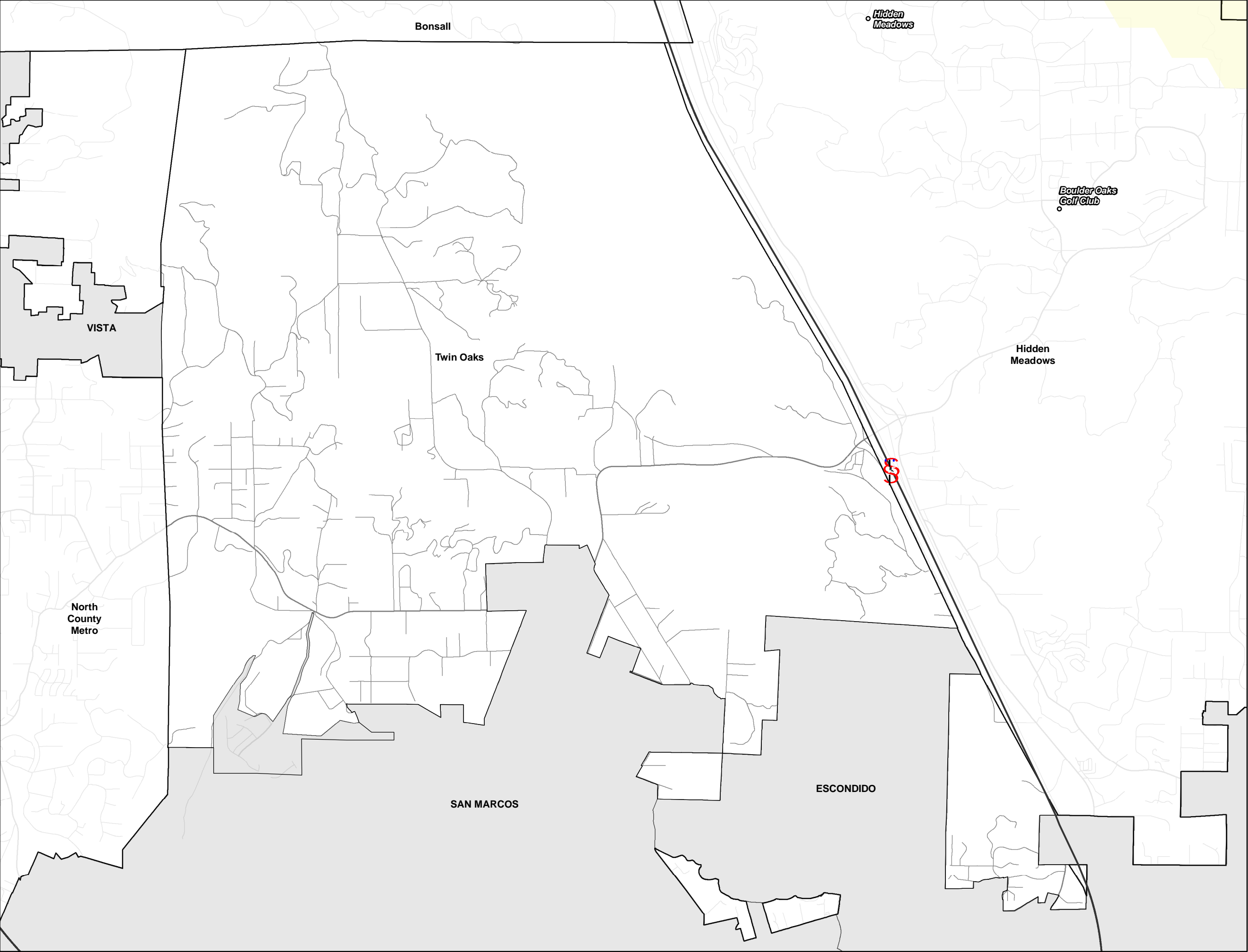
 Incorporated Areas

0 0.35 0.7 Miles

Minimum Mapping Unit (hexbin) = 60 acres



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Existing Dwelling  
Units  
- MAP "D" -  
County of San Diego  
Twin Oaks

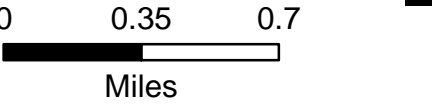
This map shows the estimated  
number of existing dwelling units  
in the unincorporated county of  
San Diego.

Existing  
Total  
DWELLING UNITS  
**1,014**

Dwelling Units

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

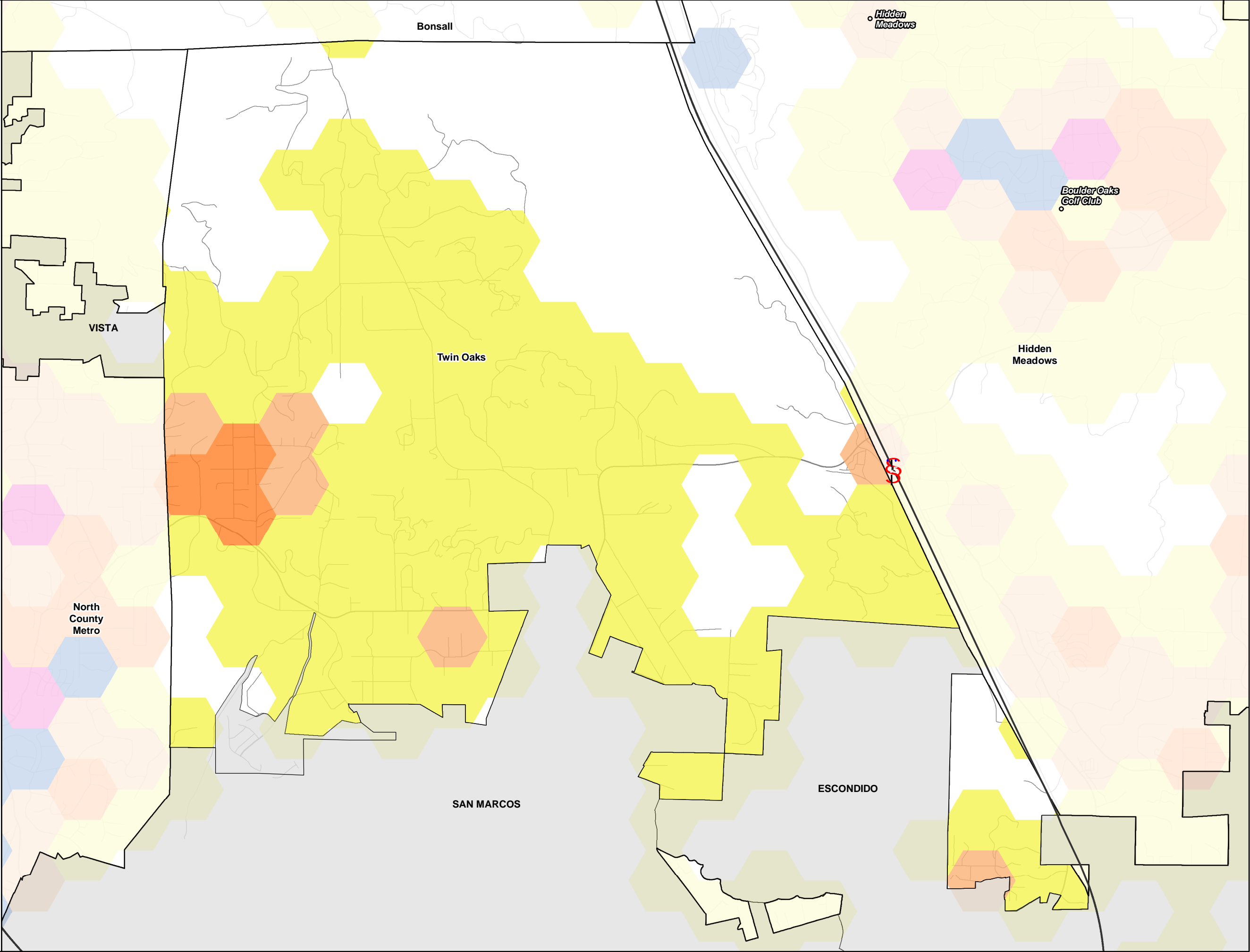
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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Dwelling units with Completed Building Permits

- MAP "E" -

County of San Diego

Twin Oaks

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

45

Dwelling Units

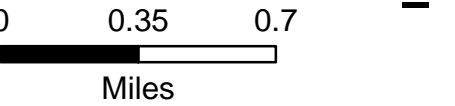
( + )

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

County Water Authority Boundary

Community Plan Areas

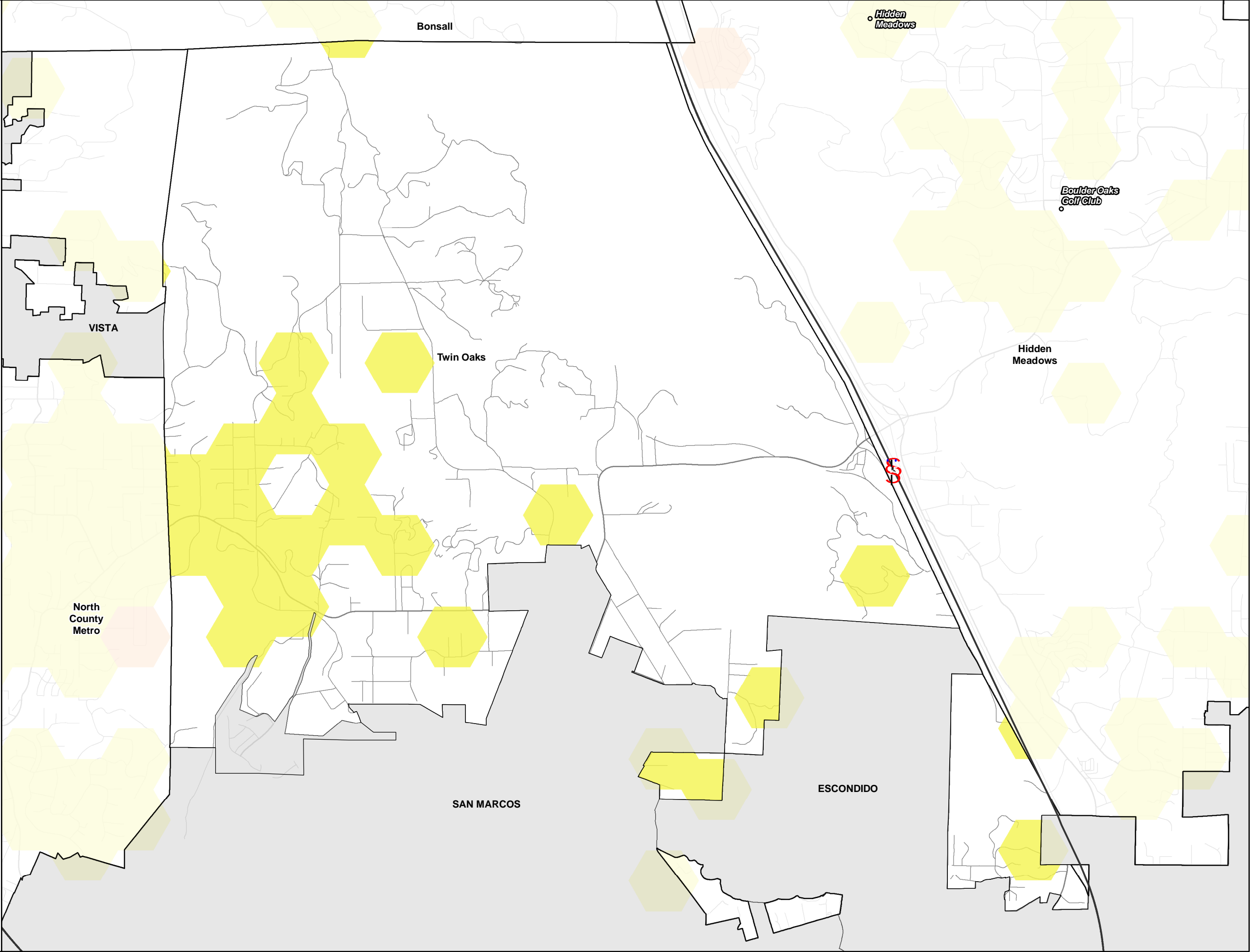
Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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

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  
**444**

**Dwelling Units**

(+)

Light yellow hexagon	1 -25
Orange hexagon	26 -50
Dark orange hexagon	51 -75
Magenta hexagon	76 -100
Blue hexagon	> 100

County Water Authority Boundary

Community Plan Areas

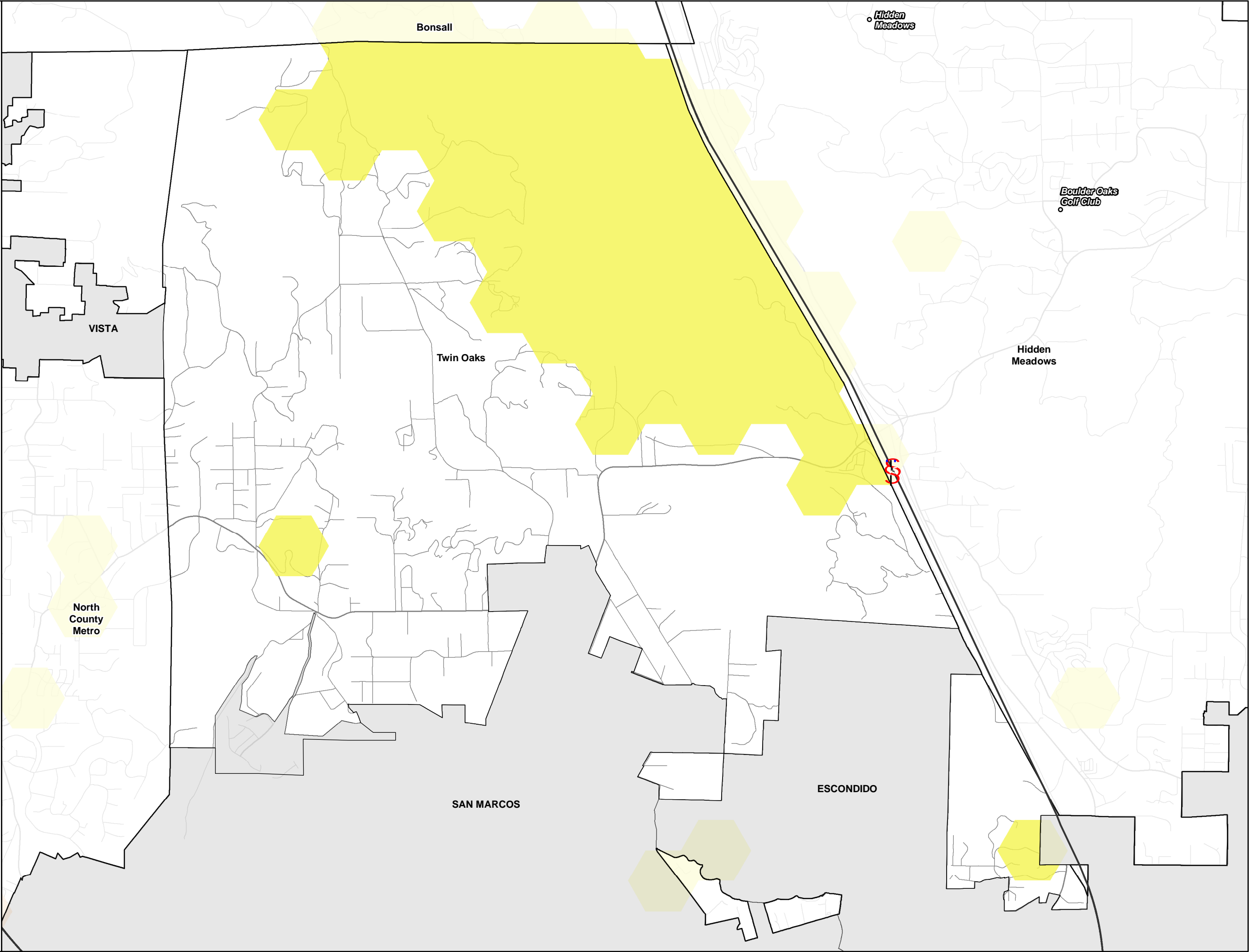
Incorporated Areas

0 0.35 0.7  
Miles

Minimum Mapping Unit (hexbin) = 60 acres



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Available Capacity  
of the General Plan

- MAP "G" -

County of San Diego

Twin Oaks

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

290

Dwelling Units

( + )

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

County Water Authority Boundary

Community Plan Areas

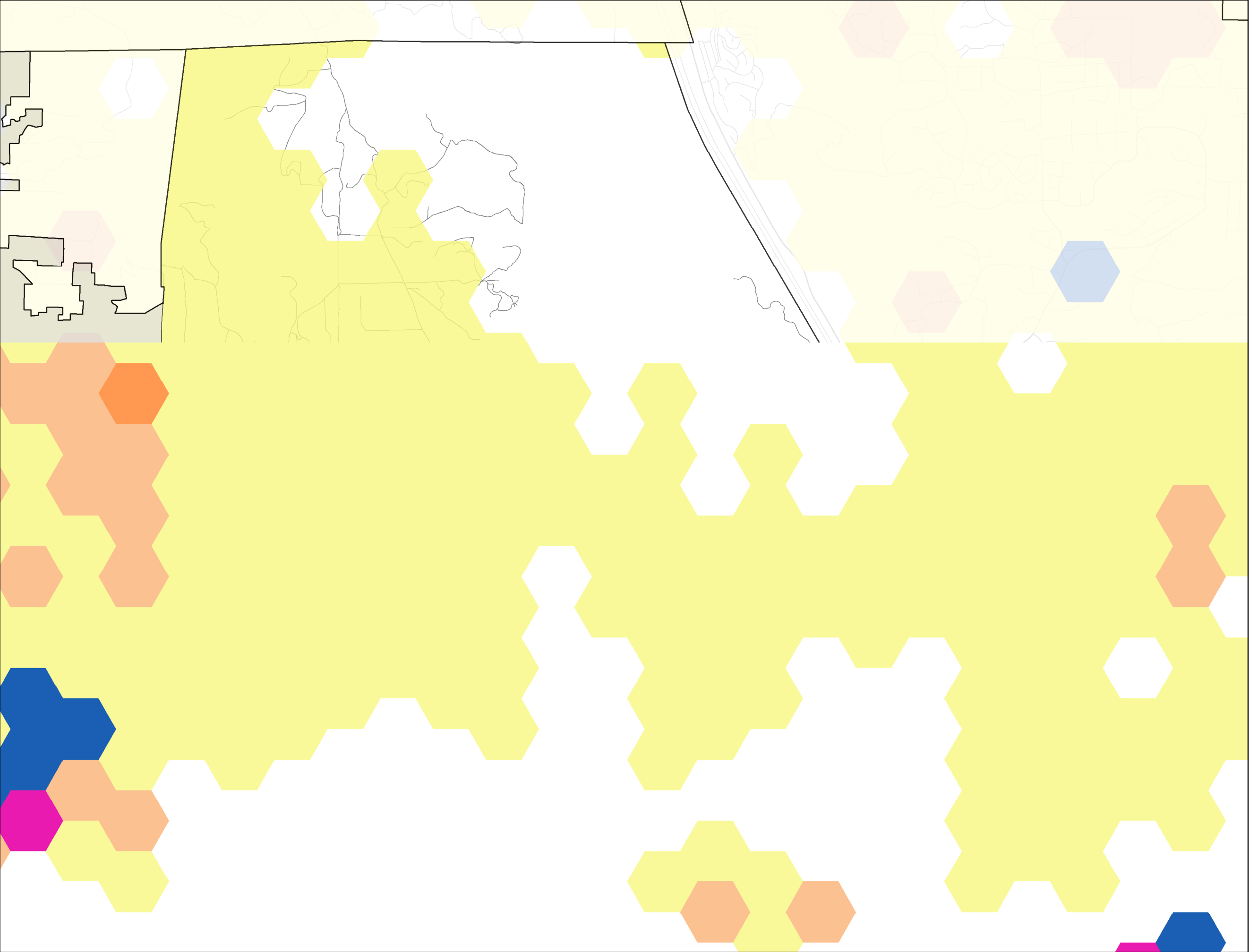
Incorporated Areas

0 0.35 0.7 Miles

Minimum Mapping Unit (hexbin) = 60 acres



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# Changes to General Plan Capacity In-Process

- MAP "H" -

## County of San Diego

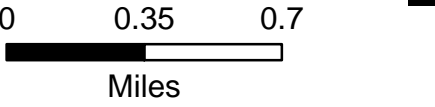
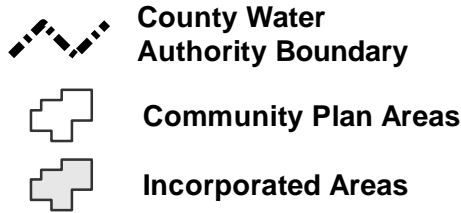
### Twin Oaks

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

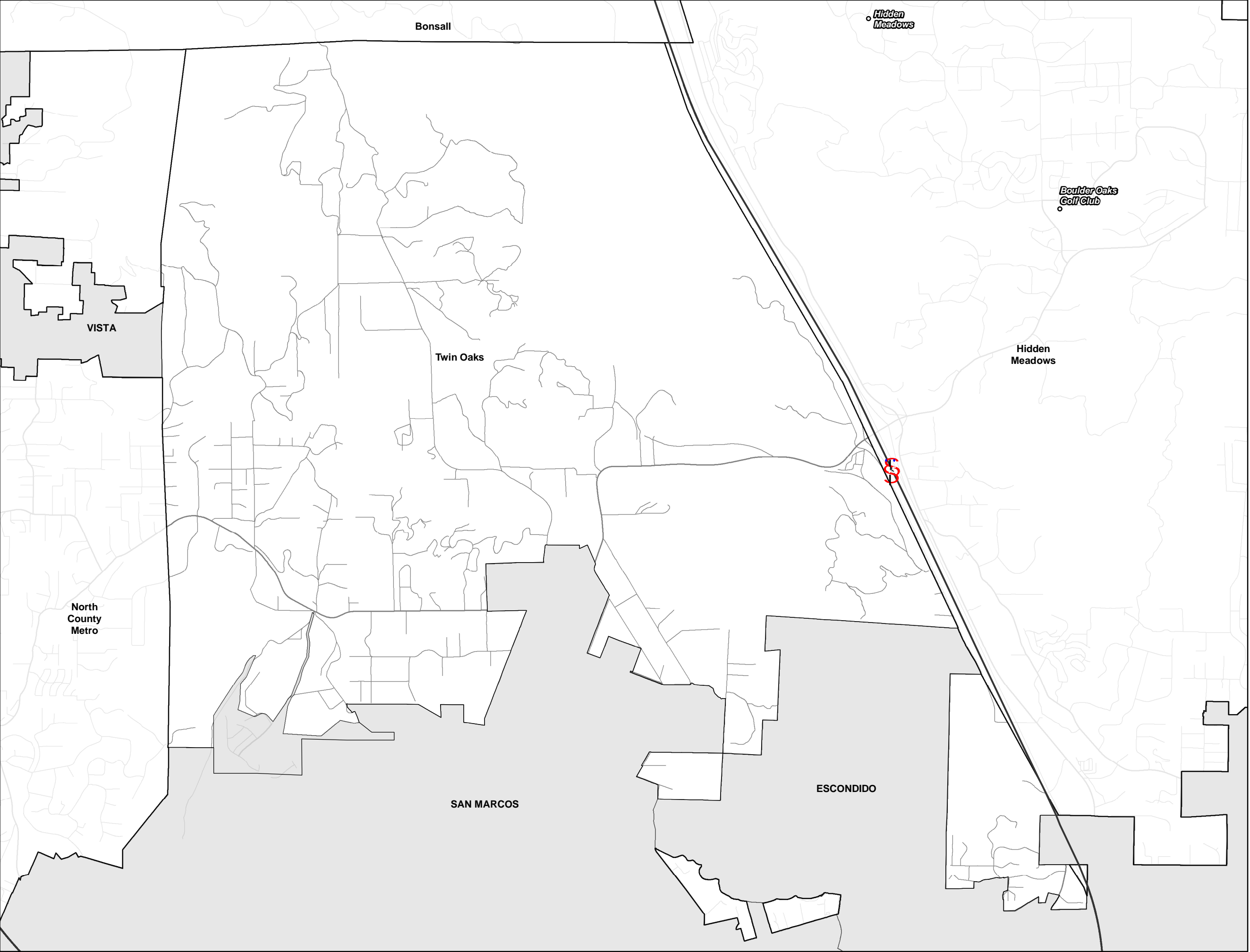
0



Minimum Mapping Unit (hexbin) = 60 acres



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Dwelling Units In-Process

- MAP "I" -

County of San Diego

Twin Oaks

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

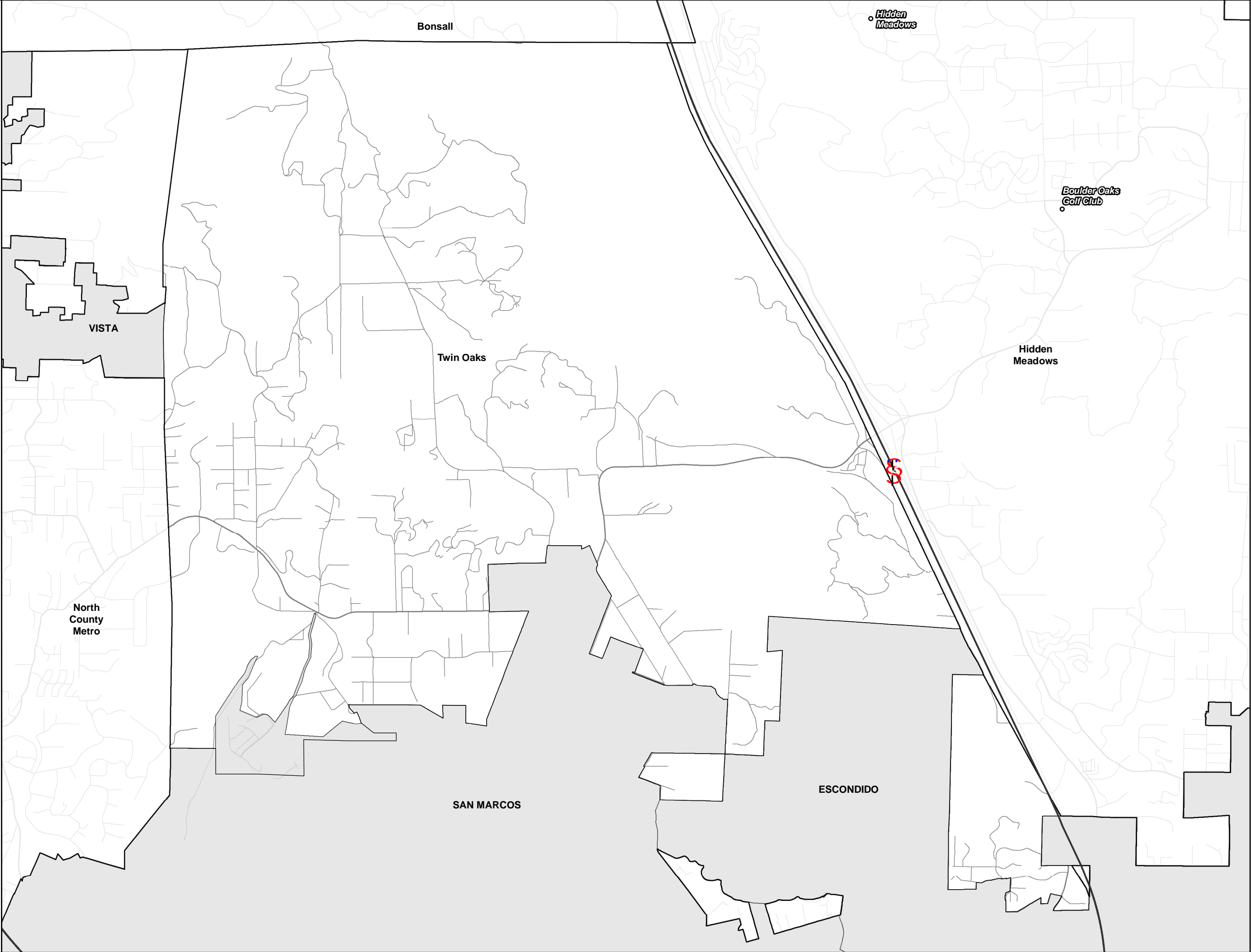
Incorporated Areas

00.350.7

Miles



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

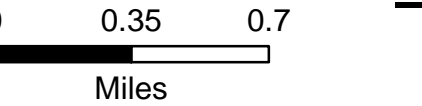
This map shows the estimated number of dwelling units that could be built based on the total residential capacity of the General Plan. The estimate is adjusted to exclude applications for land use changes (Map H) and discretionary permits (Map I)

Future  
Development Potential  
DWELLING UNITS  
**290**

Dwelling Units

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

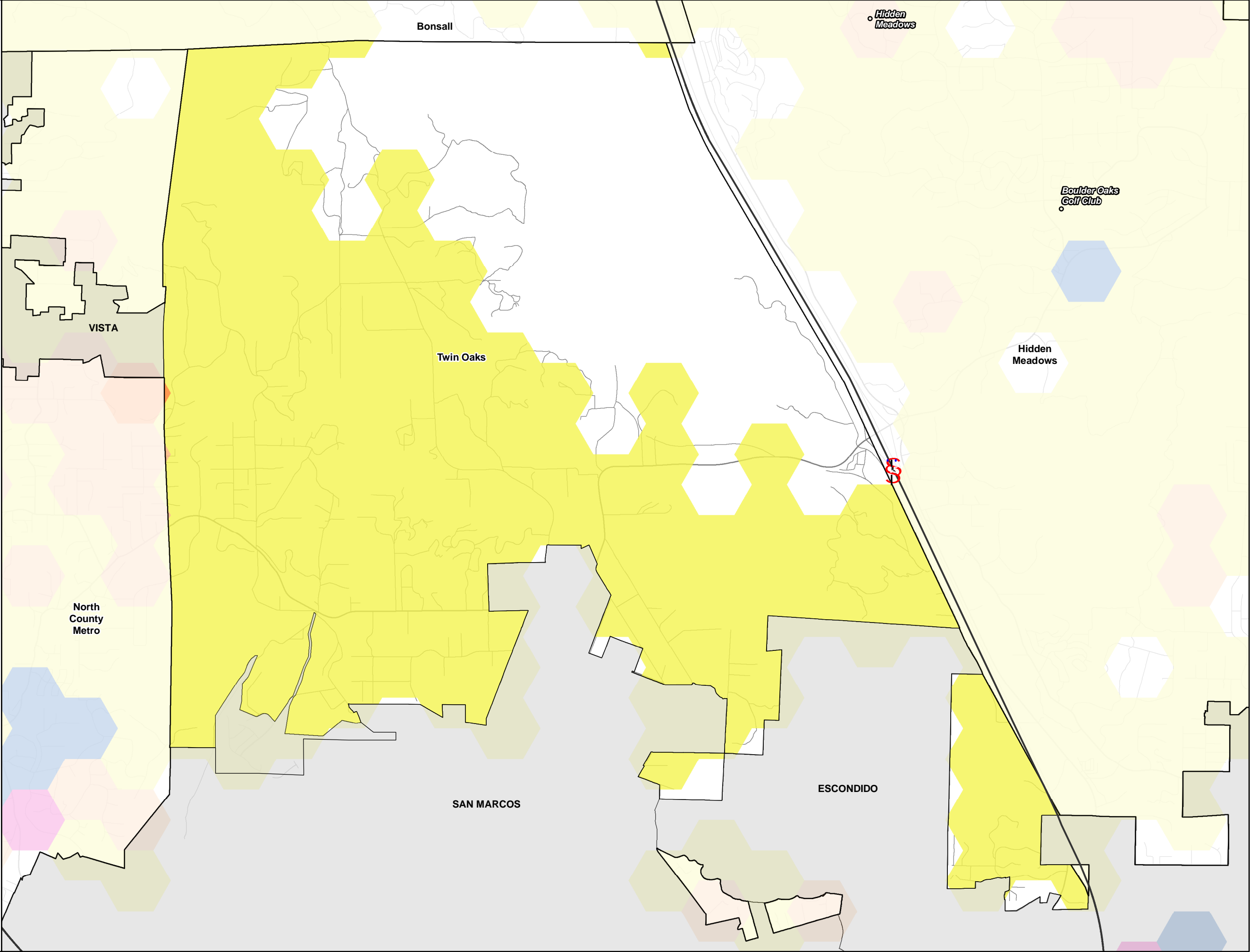
- County Water Authority Boundary
- Community Plan Areas
- Incorporated Areas



Minimum Mapping Unit (hexbin) = 60 acres



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

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

339

In-Process  
DWELLING UNITS

0

ABOVE CAPACITY

0

BELOW CAPACITY

Approved  
DWELLING UNITS

342

ABOVE CAPACITY

3

BELOW CAPACITY

Dwelling Units

( + )

( - )

1 -25

26 -50

51 -75

76 -100

> 100

1 -25

26 -50

51 -75

76 -100

> 100

County Water  
Authority Boundary

Community Plan Areas

Incorporated Areas

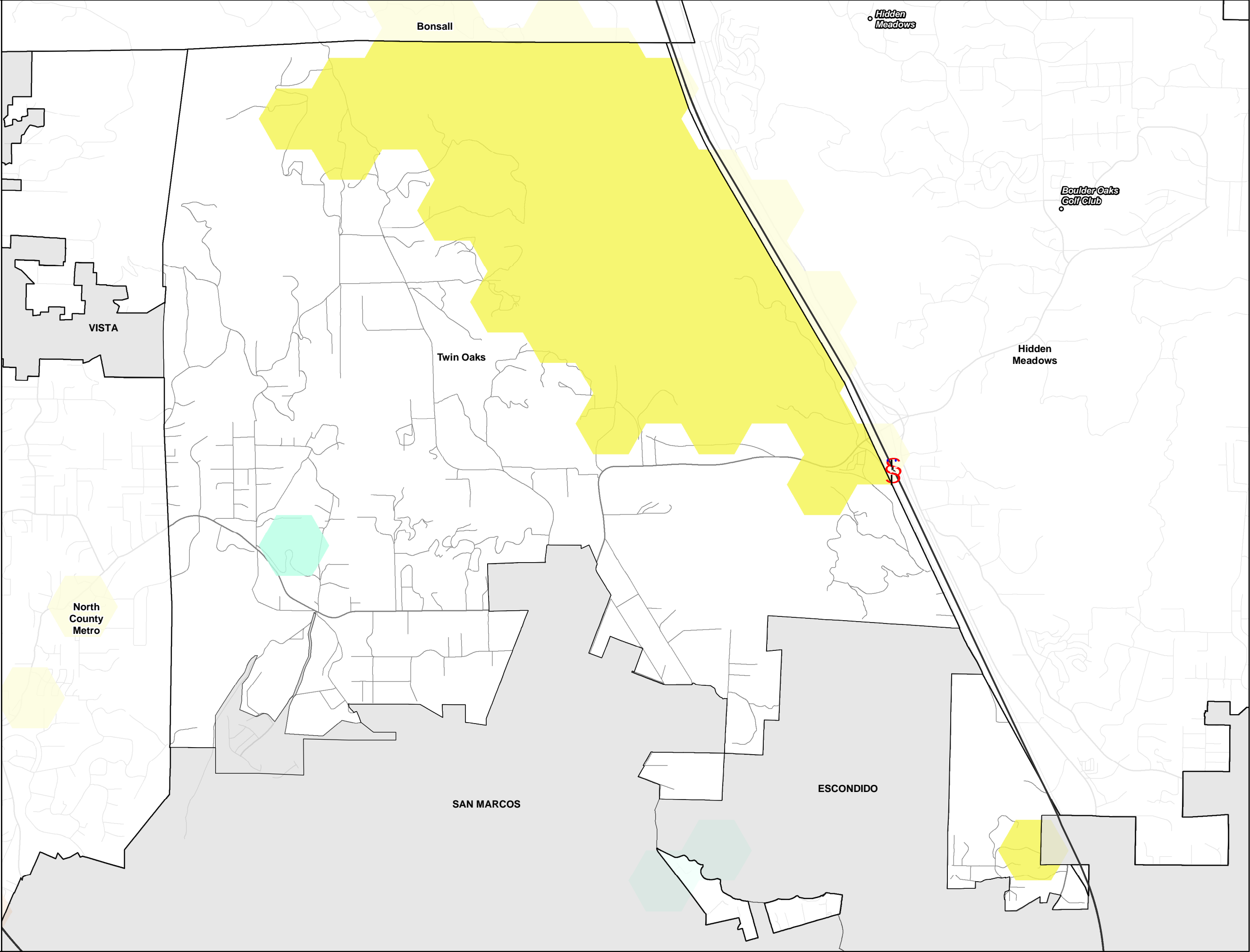
00.350.7

Miles

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

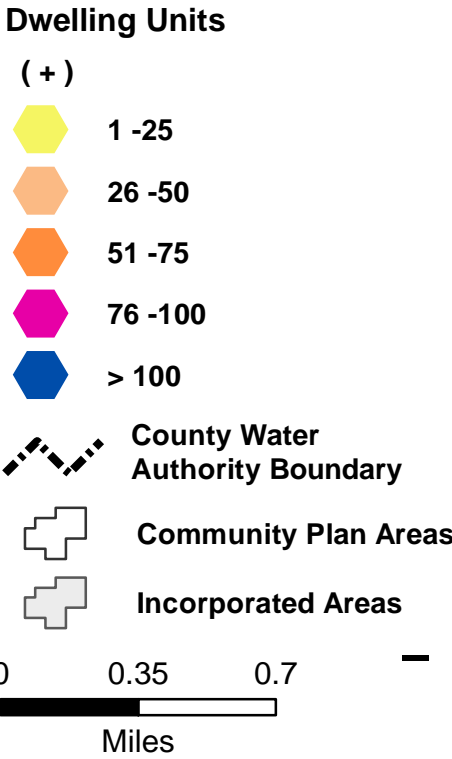
Twin Oaks

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



Minimum Mapping Unit (hexbin) = 60 acres



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