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.
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

-976

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

Published: 11/24/2021
Changes to the General Plan Capacity
- MAP "C" -
County of San Diego

Valley Center

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

-324

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

This map is an estimate intended for discussion purposes only. This map is a representation of permitting data extracted from the County of San Diego Planning and Development Services Accela database on 09/25/2021.
Existing Dwelling Units
- MAP "D" -
County of San Diego
Valley Center

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

Existing
Total
DWELLING UNITS
7,041

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

County Water Authority Boundary
Community Plan Areas
Incorporated Areas

0 0.75 1.5 Miles

Minimum Mapping Unit (hexbin) = 60 acres

This map is an estimate intended for discussion purposes only. This map is a representation of permitting data extracted from the County of San Diego Planning and Development Services Accela database on 09/25/2021.
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**

**377**

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

This map is an estimate intended for discussion purposes only. This map is a representation of permitting data extracted from the County of San Diego Planning and Development Services Accela database on 09/25/2021.
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.

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

**County of San Diego Valley Center**

This map is an estimate intended for discussion purposes only. This map is a representation of permitting data extracted from the County of San Diego Planning and Development Services Accela database on 09/25/2021.
Available Capacity of the General Plan
- MAP "G" -
County of San Diego
Valley Center

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
4,664

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

This map is an estimate intended for discussion purposes only. This map is a representation of permitting data extracted from the County of San Diego Planning and Development Services Accela database on 09/25/2021.
In-Process General Plan
Amendments

DWELLING UNITS

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.

This map is an estimate intended for discussion purposes only. This map is a representation of permitting data extracted from the County of San Diego Planning and Development Services Accela database on 09/25/2021.
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.
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**

4,662

### Dwelling Units

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

### County Water Authority Boundary

### Community Plan Areas

### Incorporated Areas

This map is an estimate intended for discussion purposes only. This map is a representation of permitting data extracted from the County of San Diego Planning and Development Services Accela database on 09/25/2021.
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**

<table>
<thead>
<tr>
<th>Approved DWELLING UNITS</th>
<th>In-Process DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>353</td>
<td>2</td>
</tr>
</tbody>
</table>

**Above Capacity**

- Approved: 2
- In-Process: 0

**Below Capacity**

- Approved: 64
- In-Process: 0

### Dwelling Units

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

### County Water Authority Boundary

### Community Plan Areas

### Incorporated Areas

This map is an estimate intended for discussion purposes only. This map is a representation of permitting data extracted from the County of San Diego Planning and Development Services Accela database on 09/25/2021.
This map shows the estimated number of dwelling units from development projects that are currently in the grading stage of construction.