

Coastal San Diego

The boundary used in this report, and the criterion behind it.

The geography

Coastal San Diego is built from City of San Diego community planning areas. It runs along the coast from **Torrey Pines south to the Peninsula**, and continues east across Interstate 5 along two ridgelines: **the Uptown ridge as far as Mission Hills**, and **the ridge north of Interstate 8 from Linda Vista to University**.

Nine planning areas are included whole. Four contribute their western tracts only, where the planning area extends past the ridgeline: Uptown, Linda Vista, Clairemont Mesa and University.

The geography covers **sixty census tracts** on the household universe and **sixty-two** on the production universe. Both counts are correct. The two universes measure different things, and every figure in the report names which one it uses.

The criterion

Planning areas were included where they share two properties:

- **A concentration of tracts in the state's two highest resource tiers.**
- **Housing production below the citywide rate.**

Plus contiguity, so the result is one connected geography rather than a scatter of tracts selected on their numbers.

This is a research geography assembled on two stated properties. It is not a City boundary and not a state boundary, and the report does not present it as one. **The criterion is published here so that any reader can apply it, vary it, or test the report's findings against a boundary of their own.**

Why Mission Valley is not in it

Mission Valley meets the first criterion and fails the second. It is high-opportunity land, and it is among the city's highest-production areas. A geography defined as high opportunity and low production cannot contain a high-production area without ceasing to mean anything.

Mission Valley appears in this report as the comparison rather than as part of the unit. It is the central example in Section 6 of what building on high-opportunity ground actually produces: 3,557 homes permitted, occupied homes up 105 percent, and no state neighborhood-change flag on any of its five census tracts.