Appendix D. Land Use Analysis

I. INTRODUCTION

As part of a Transit Opportunity Area (TOA) assessment Phase 1, TOA parcels were identified by Intersecting Metrics (IM) based on an index that was applied to parcels within a one-half-mile buffer of future transit lines. The parcels were then ranked on a points system to determine which parcels meet the minimum criteria to be considered a TOA parcel candidate.

For Phase 2 of the assessment, the County of San Diego (County) has requested that MIG, Inc. analyze the existing land use of a collection of parcels in ten (10) select areas in the unincorporated area of the County based on different criteria, further explained in **III. Parcel Selection**. Julian was initially part of an area that was analyzed but later removed from the analysis. The selected areas as a result from those parameters are:

- Alpine/Crest/Dehesa/Jamul
- Fallbrook
- Lakeside
- Ramona
- Spring Valley
- Valley Center
- North County Metro North
- North County Metro East
- Otay
- Sweetwater

II. APPROACH TO LAND USE ANALYSIS

This land use analysis was conducted using geospatial and policy data, knowledge of area-specific and neighborhood-specific characteristics, long-range planning goals, and best practices for built environment design. The following approaches influenced how current land use was reviewed:

Sufficient Zoning
Does the current General Plan Land Use allocate sufficient density for the parcel, regardless of existing structure or density?

Location and Potential
Is the parcel located in a retail corridor, on a neighborhood edge, or in a suitable location for density increase?

Parcel Characteristics
Could the parcel support density given parcel size, slope, current use, building-to-land value ratio (BLV), and current structures?

Land Use Adjacencies
- What land uses predominate on surrounding parcels?
- Do other multifamily developments exist nearby?

Environment and Access
- Does the area skew more urban or more rural? Would housing density be appropriate?
- Is there sufficient road access?

Area Characteristics
- Does the area's character support housing density?
- How would a change in land use affect this character?

III. PARCEL SELECTION

Phase 1: To identify specific parcels for land use zoning and density review, the TOA boundaries with the zoning and TOA index score was used (provided by IM). The County's General Plan layer from SanGIS was joined with the parcels to identify the General Plan's land use for the parcels within the TOA boundaries. Building-to-land value was also analyzed using SanGIS parcel information and dividing assessed improvements by assessed land value.

In addition, parcels under the general plan's general commercial, public/semi-public facilities, office professional, and neighborhood commercial parcels were added to the phase 1 analysis.

Phase 2: Phase 2 of the TOA analysis expanded the area based on the following boundaries:

1. Village Areas (under 35 mile/person)
2. Smart Growth Areas
3. Infill Areas

Approximately 58,000 parcels were included within the community area boundaries listed above. From the 58,000 parcels, several filters were applied to identify which parcels would be considered for a parcel-by-parcel analysis:

1. Remove parcels that have already been identified and not considered for land use zoning and density review.
2. Remove parcels that have a General Plan land use designation of open space, industrial, specific plan, or public agency lands.
3. Remove parcels that are analyzed through the County's prior Development Feasibility Analysis (DFA) study.

Approximately 36,000 parcels remained after these filters were applied. A high-level analysis was conducted to filter remaining parcels that met certain criteria:

1. If the General Plan land use designation is already VR-30 or VCMU, then the parcel was not included due to sufficient zoning already in place.
2. If the BLV is greater than 1, then the parcel would not be included due to a high BLV (that is, having highly unlikely redevelopment potential due to existing improvement/investments).

Approximately 12,000 parcels remained for visual analysis for Phase 2.

AB 130 Areas

An additional review of AB 130[1] parcels was undertaken based on County direction. An initial filtering removed any parcels with these land use conditions: within a specific plan, public agency lands, and conservation land. Visual analysis of the remaining AB 130 parcels yielded 0 parcels identified for land use zoning change or density increase. The main reasons for omission were the parcels' rural nature, lack of infrastructure, and access challenges due to terrain.

[1] AB 130, passed into law on June 30, 2025, contains many provisions, including establishing a CEQA statutory exemption for qualifying housing development projects.

IV. DENSITY REVIEW METHODOLOGY

Throughout both assessment phases of the analysis, multiple working sessions were held to identify areas for land use zoning and density review. Three categories were created to identify whether new land use and density should be considered:

1. Include
2. Reason (if not included)
3. Recommendation (if included)

"Include" is broken down into:

- *Yes* – include the following parcel for land use change and/or density increase
- *No* – this parcel does is not included for land use change and/or density increase

Reasons were given for parcels that are considered a *no* in the "include" column, including:

- *Village Area/Planned Area/Specific Plan* – this parcel is already a part of an existing village area or a planned area. Development is already taking place (this only applied to parcels analyzed in Phase 1)
- *Sufficient Zoning* – Parcels with land use designations already at a high density or where the density matches the character of the surrounding neighborhood
- *High BLV* – Parcels with a BLV higher than 1
- *Built out* – Parcels already built out
- *Access* – Limited site access
- *Retain Surroundings* – The parcel is part of an area that has a well-established character
- *Active Agriculture* – The parcel has a current agricultural use
- *Public* – The parcel has a current public use

V. DRAFT FINDINGS

Phase 1 identified 77 parcels for potential land use zone change or density increase. Phase 2 identified 220 parcels, for a total of 297 identified parcels.

The following areas were identified with the top potential:

1. Valley Center – **81 parcels (Phase 2)**
2. North County Metro East (sub-map 1) – **39 parcels (Phase 2) + 13 parcels (Phase 1)**
3. Ramona – **36 parcels (Phase 2)**
4. Lakeside – **30 parcels (Phase 2)**
5. Fallbrook – **7 parcels (Phase 2) + 22 parcels (Phase 1)**
6. Spring Valley – **10 parcels (Phase 2) + 6 parcels (Phase 1)**
7. Sweetwater – **2 parcels (Phase 2) + 33 parcels (Phase 1)**
8. Alpine – **15 parcels (Phase 2)**

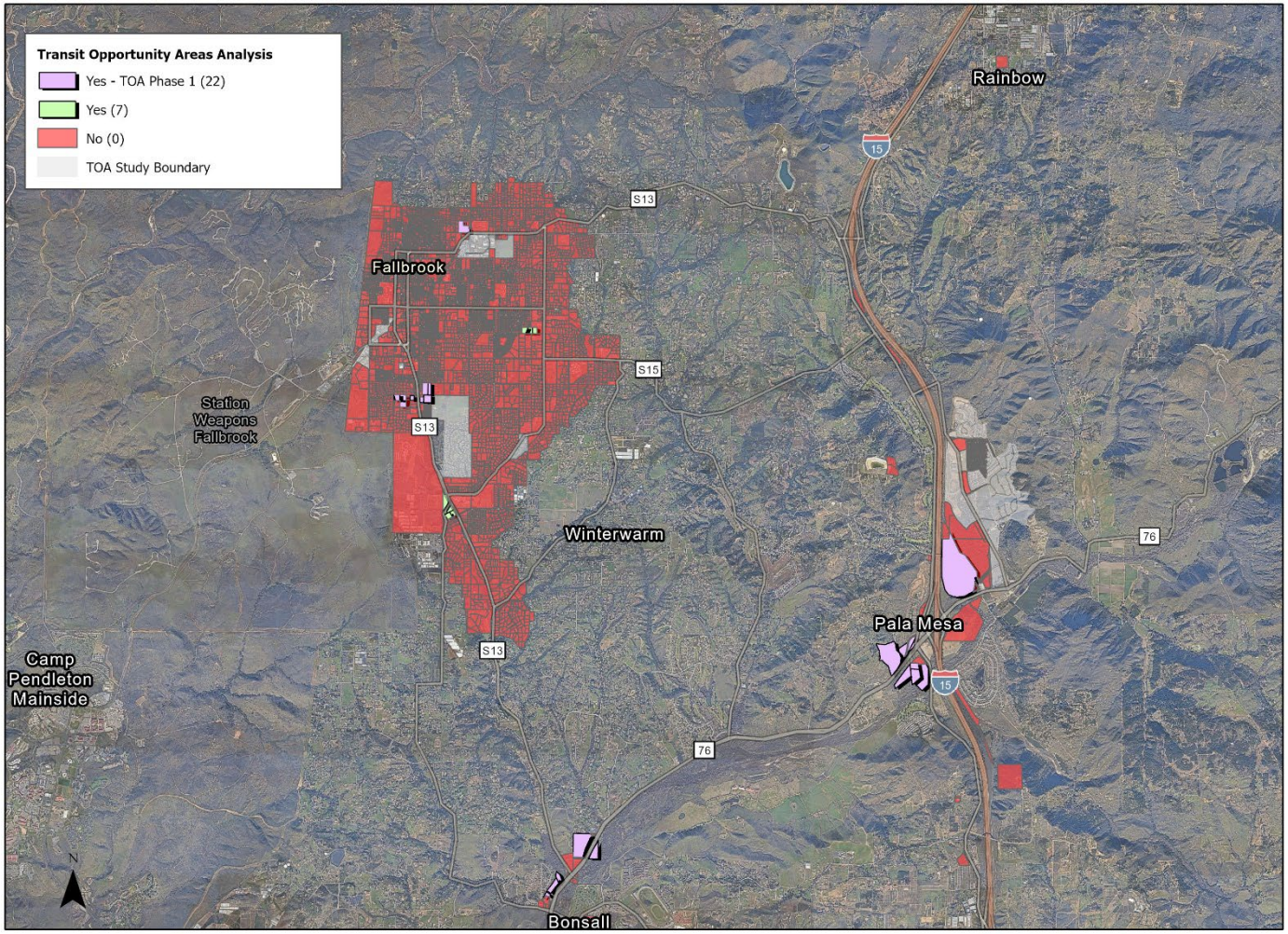
The following areas have the least amount of identified potential:

1. North County Metro East (sub-map 2) – **2 parcels (Phase 1)**
2. North County Metro North - **1 parcels (Phase 1)**
3. Otay – **none identified**
4. Crest, Dehesa, Jamul – **none identified**

Figure 1 - Fallbrook

Identified Parcels:
A total of 29 parcels were identified in the Fallbrook Area for land use zone change or density increase.

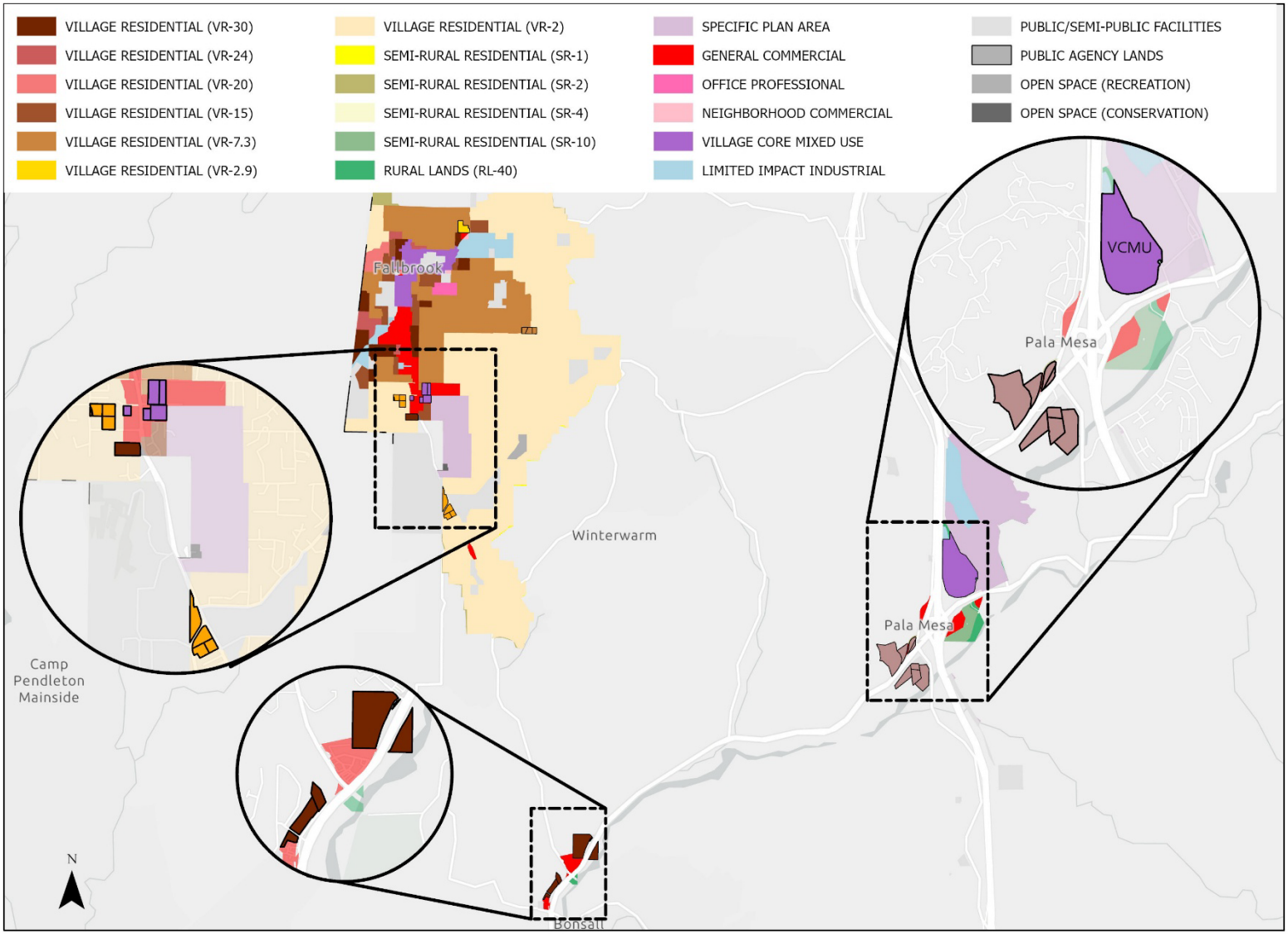
Alignment with the Financial Feasibility Assessment:
Outcomes between the analyses align.



County of San Diego Residential Density Analysis

Fallbrook Area

Figure 2 – Fallbrook Densities



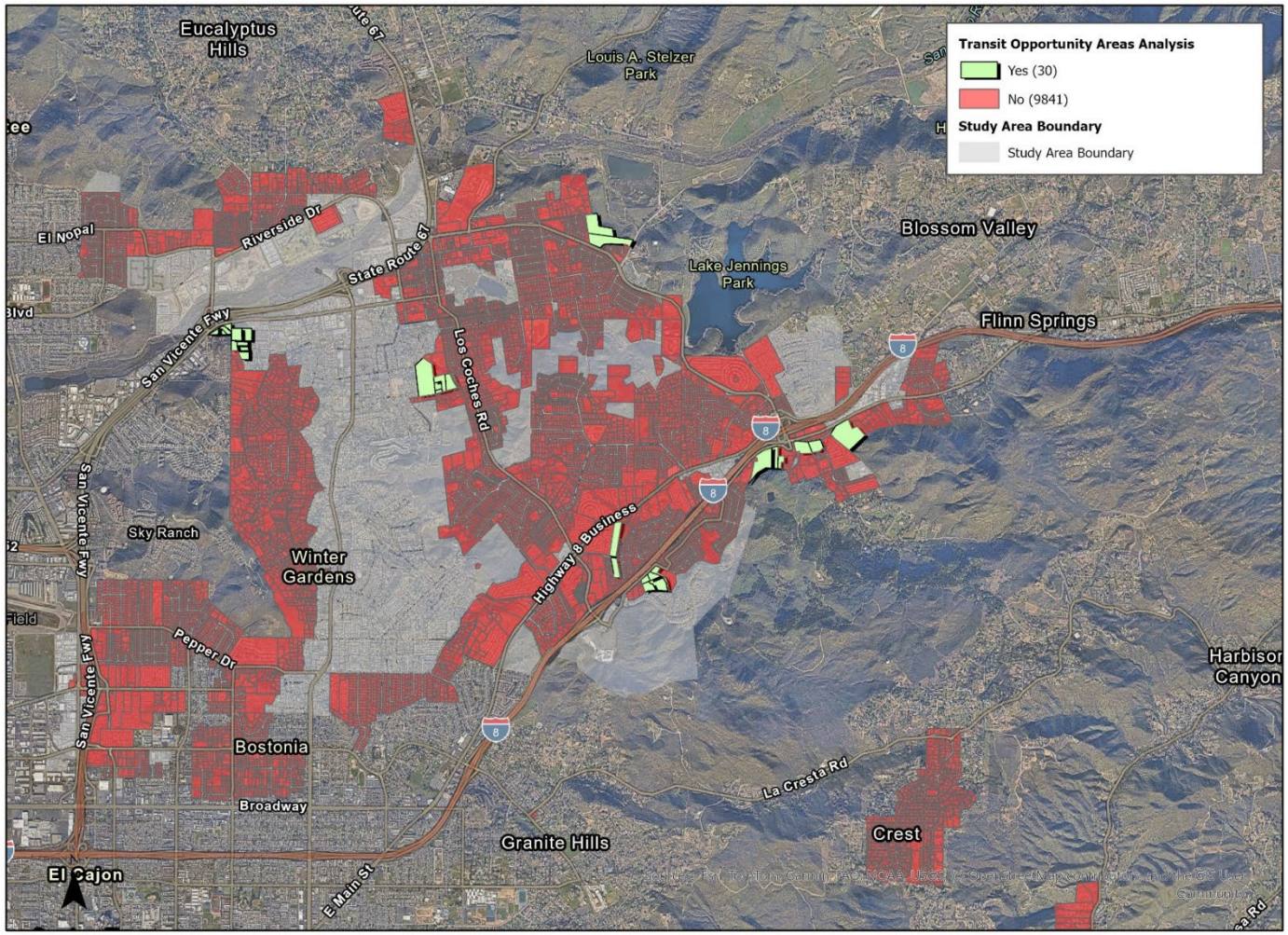
County of San Diego Residential Density Analysis

Fallbrook Area

Figure 3 - Lakeside

Identified Parcels:
A total of 30 parcels were identified in the Lakeside Area for land use zone change or density increase.

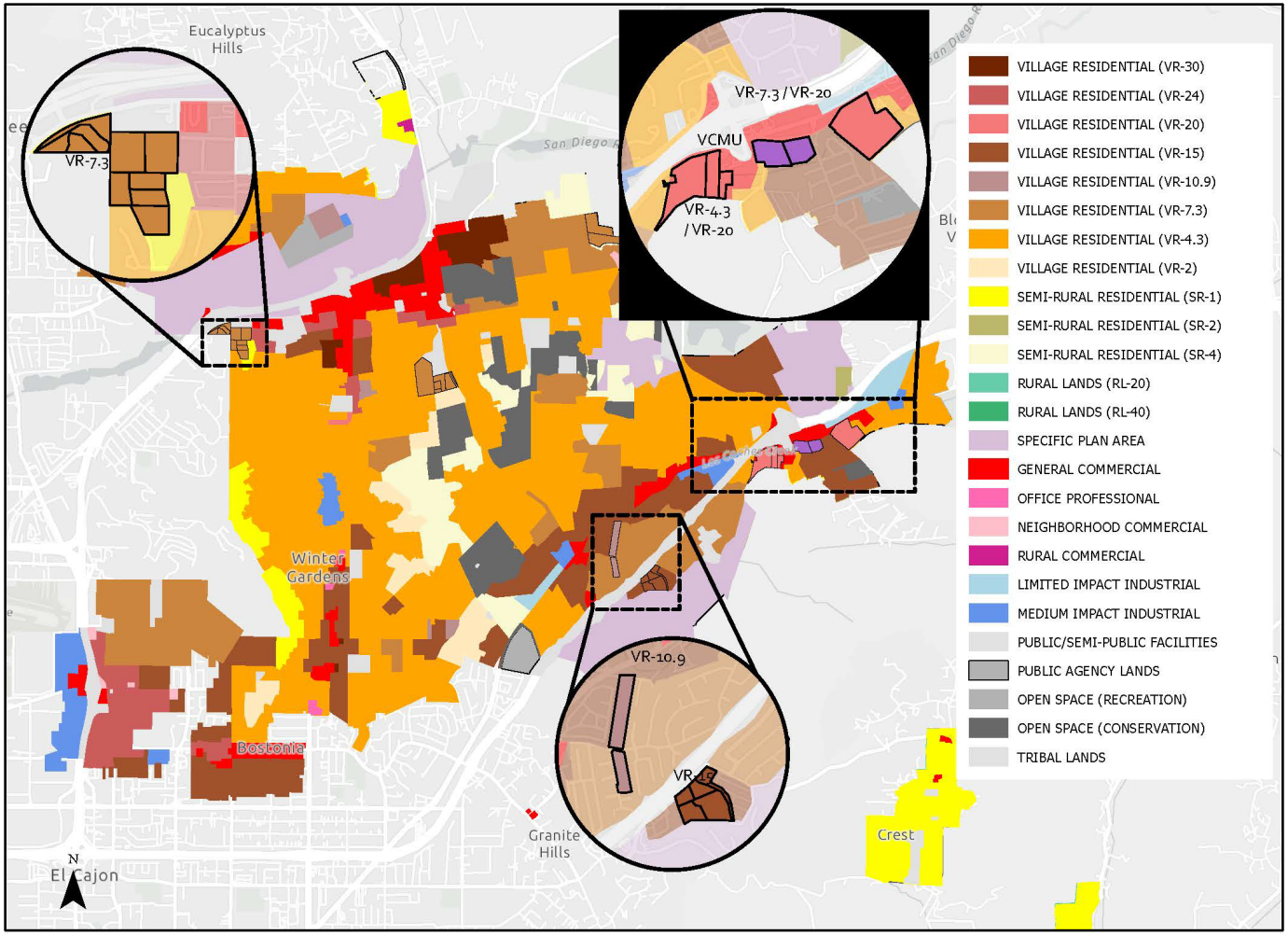
Alignment with the Financial Feasibility Assessment:
The Financial Feasibility Assessment recommends a density up to 60 units per acre along major corridors. Parcels identified for land use zoning change in this area therefore suggest a range of densities for consideration.



County of San Diego Residential Density Analysis

Lakeside Area

Figure 4 – Lakeside Densities



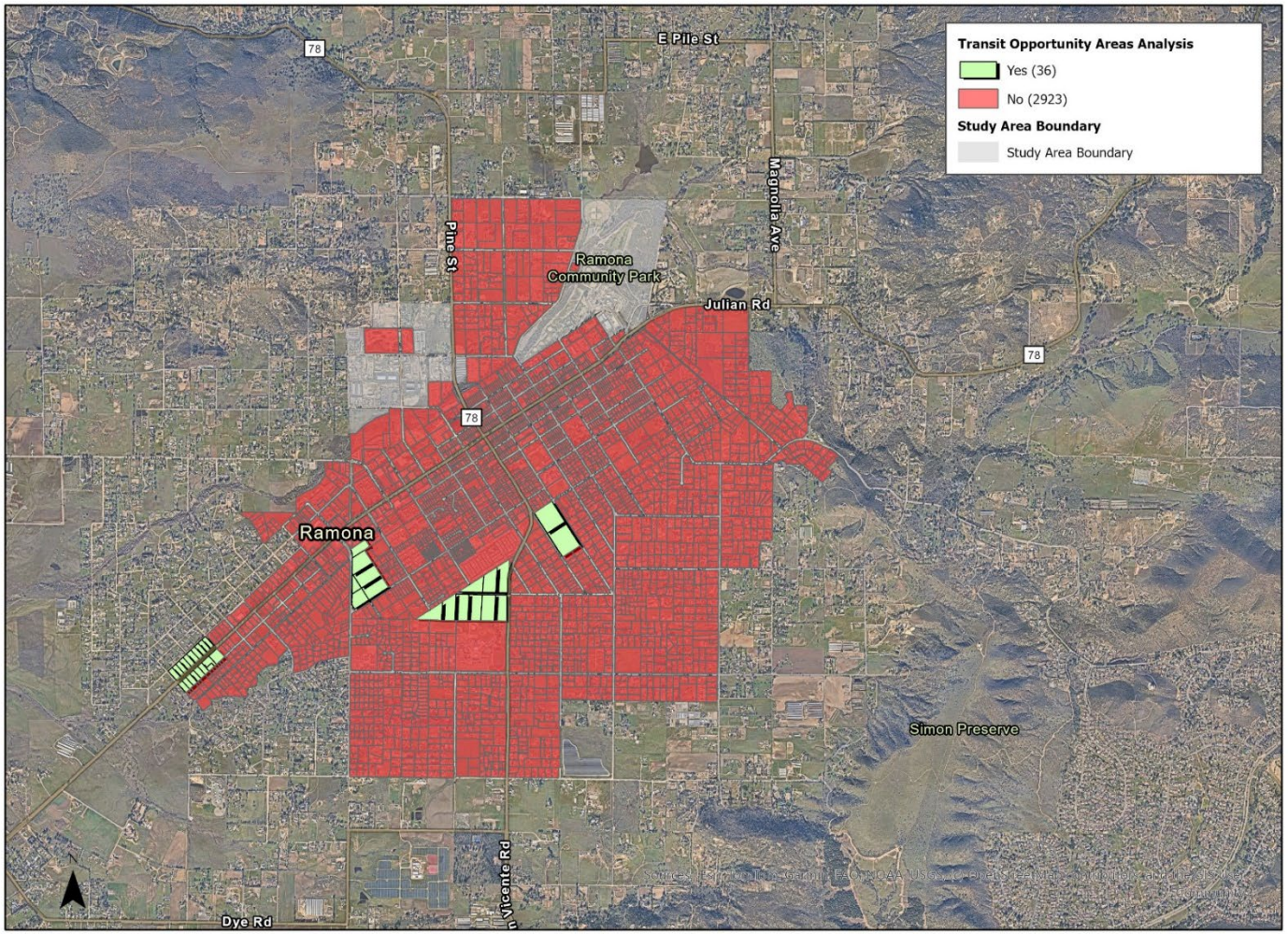
County of San Diego Residential Density Analysis

Lakeside Area

Figure 5 - Ramona

Identified Parcels:
A total of 36 parcels were identified in the Ramona Area for land use zone change or density increase.

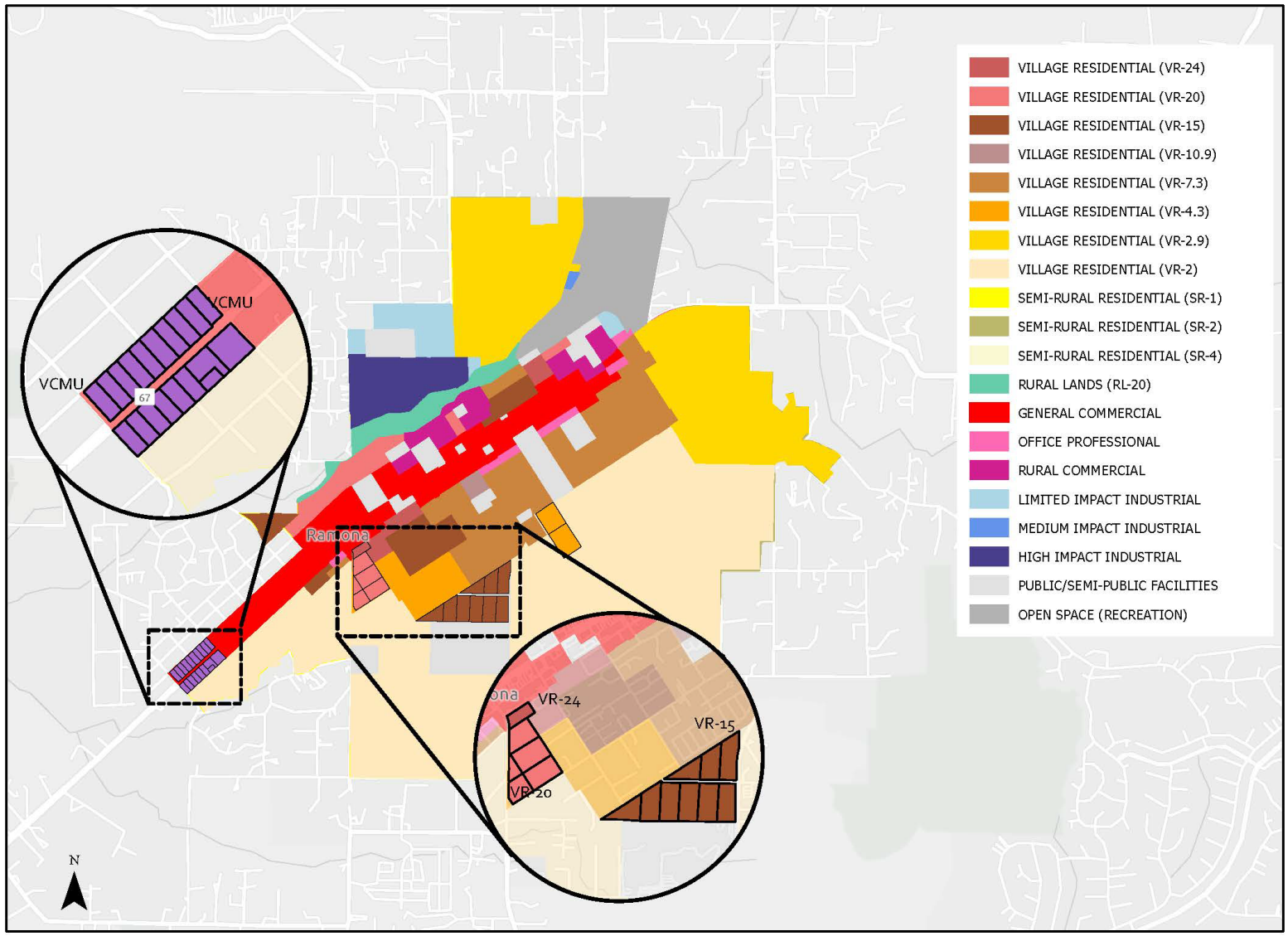
Alignment with the Financial Feasibility Assessment:
Outcomes between the analyses align.



County of San Diego Residential Density Analysis

Ramona Area

Figure 6 – Ramona Densities



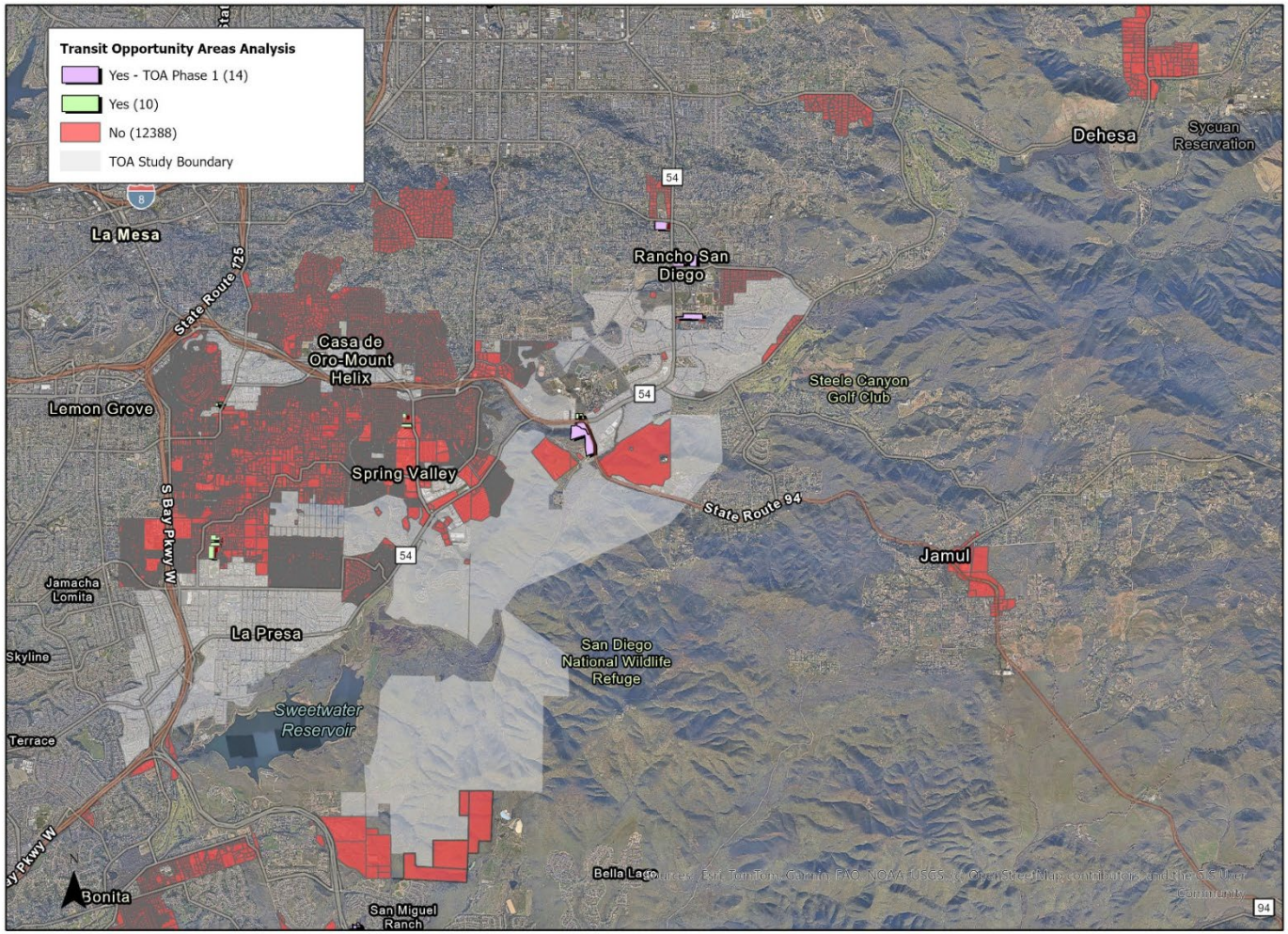
County of San Diego Residential Density Analysis

Ramona Area

Figure 7 – Spring Valley

Identified Parcels:
A total of 24 parcels were identified in the Spring Valley Area for land use zone change or density increase.

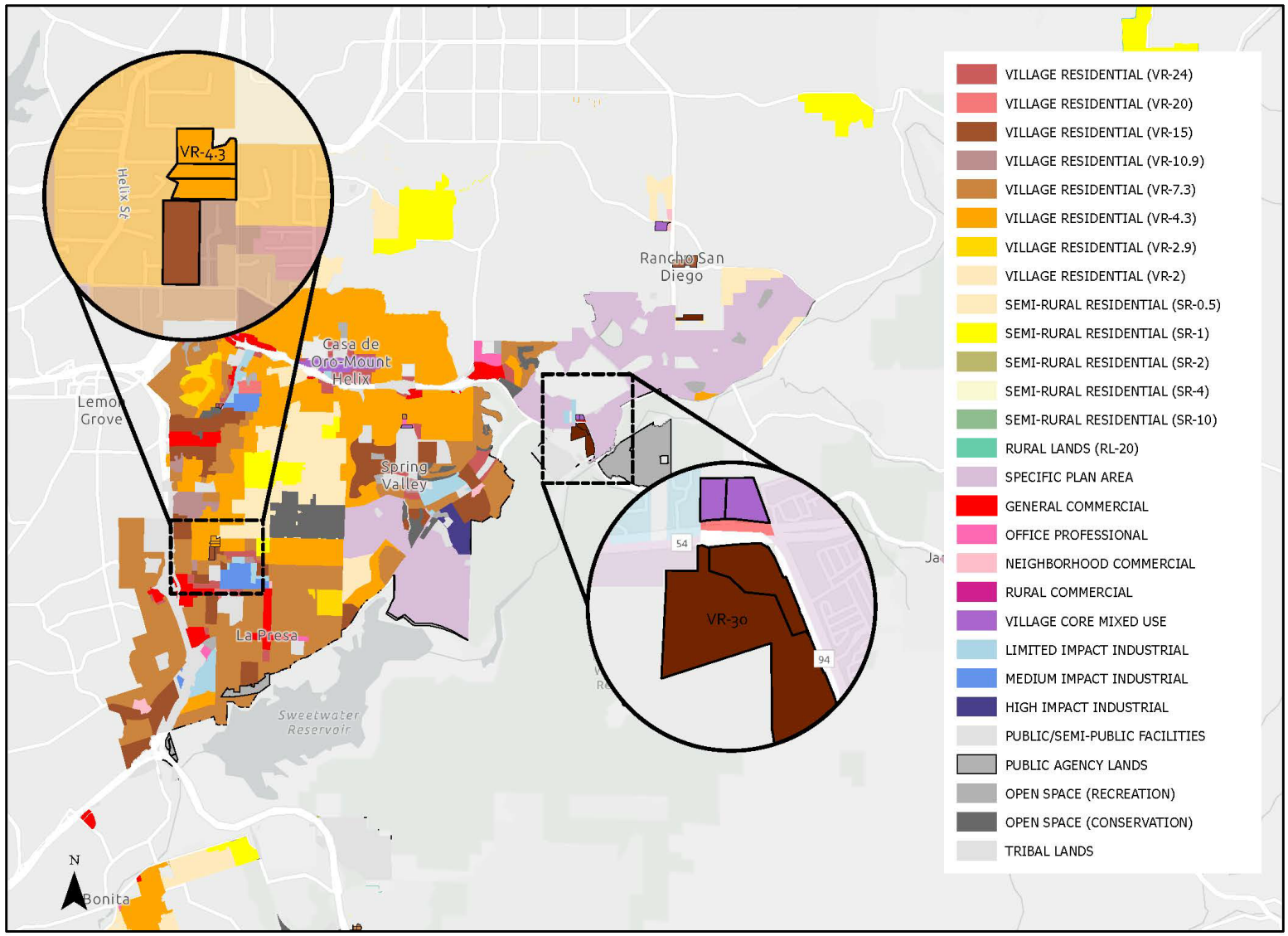
Alignment with the Financial Feasibility Assessment:
Outcomes between the analyses align.



County of San Diego Residential Density Analysis

Spring Valley Area

Figure 8 – Spring Valley Densities



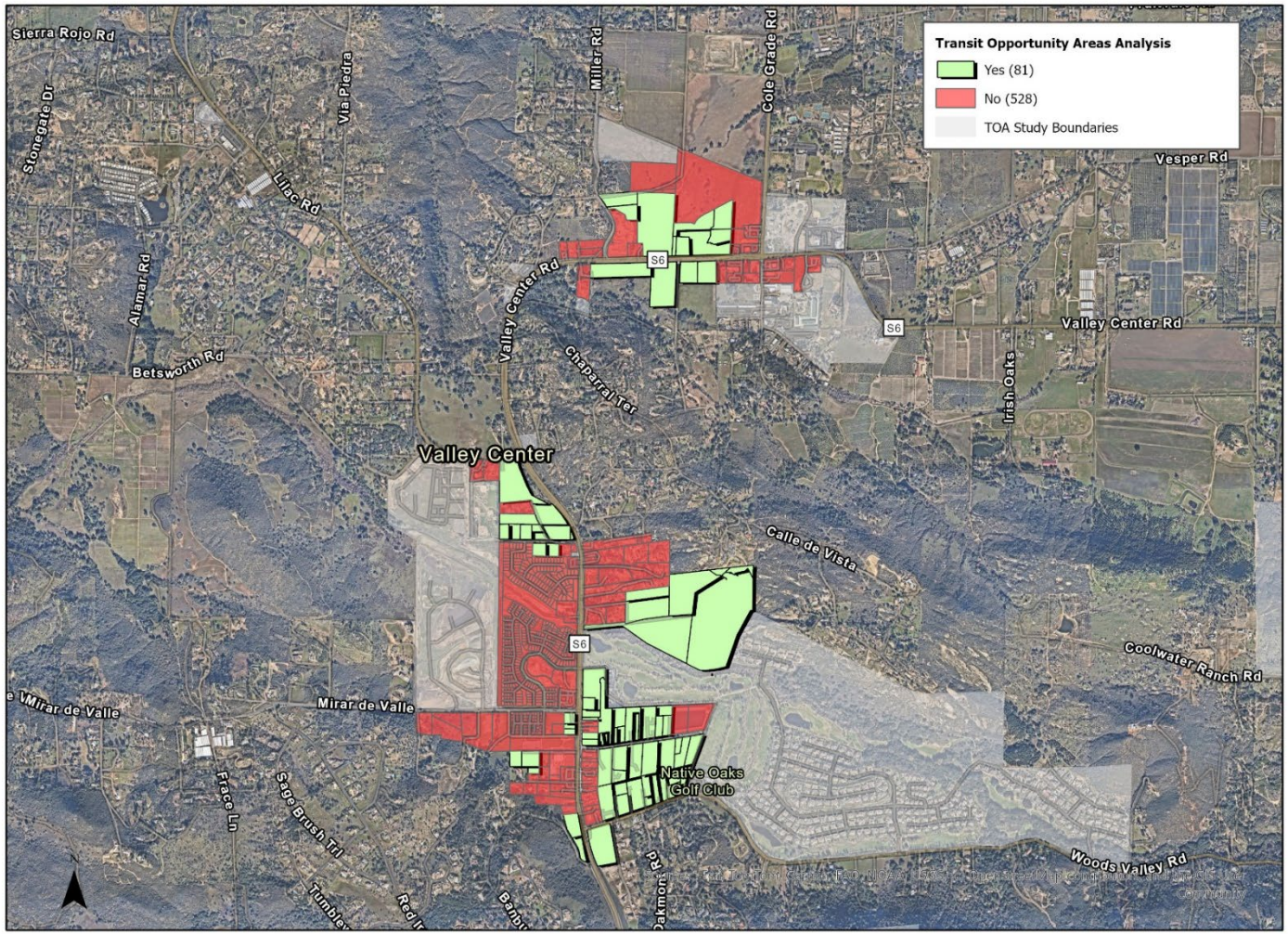
County of San Diego Residential Density Analysis

Spring Valley Area

Figure 9 – Valley Center

Identified Parcels:
A total of 81 parcels were identified in the Valley Center Area for land use zone change or density increase.

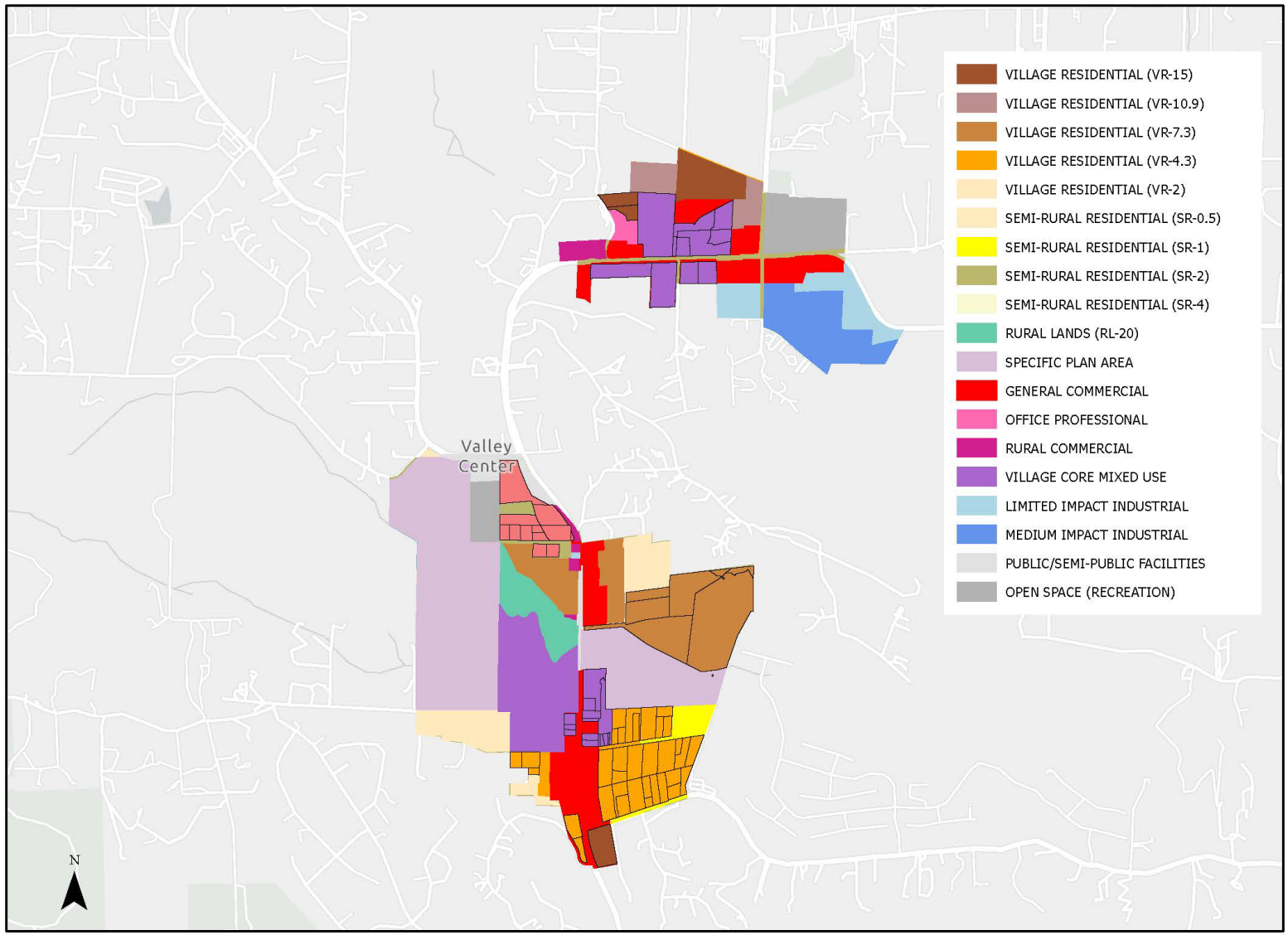
Alignment with the Financial Feasibility Assessment:
Outcomes between the analyses align.



County of San Diego Residential Density Analysis

Valley Center Area

Figure 10 – Valley Center Densities



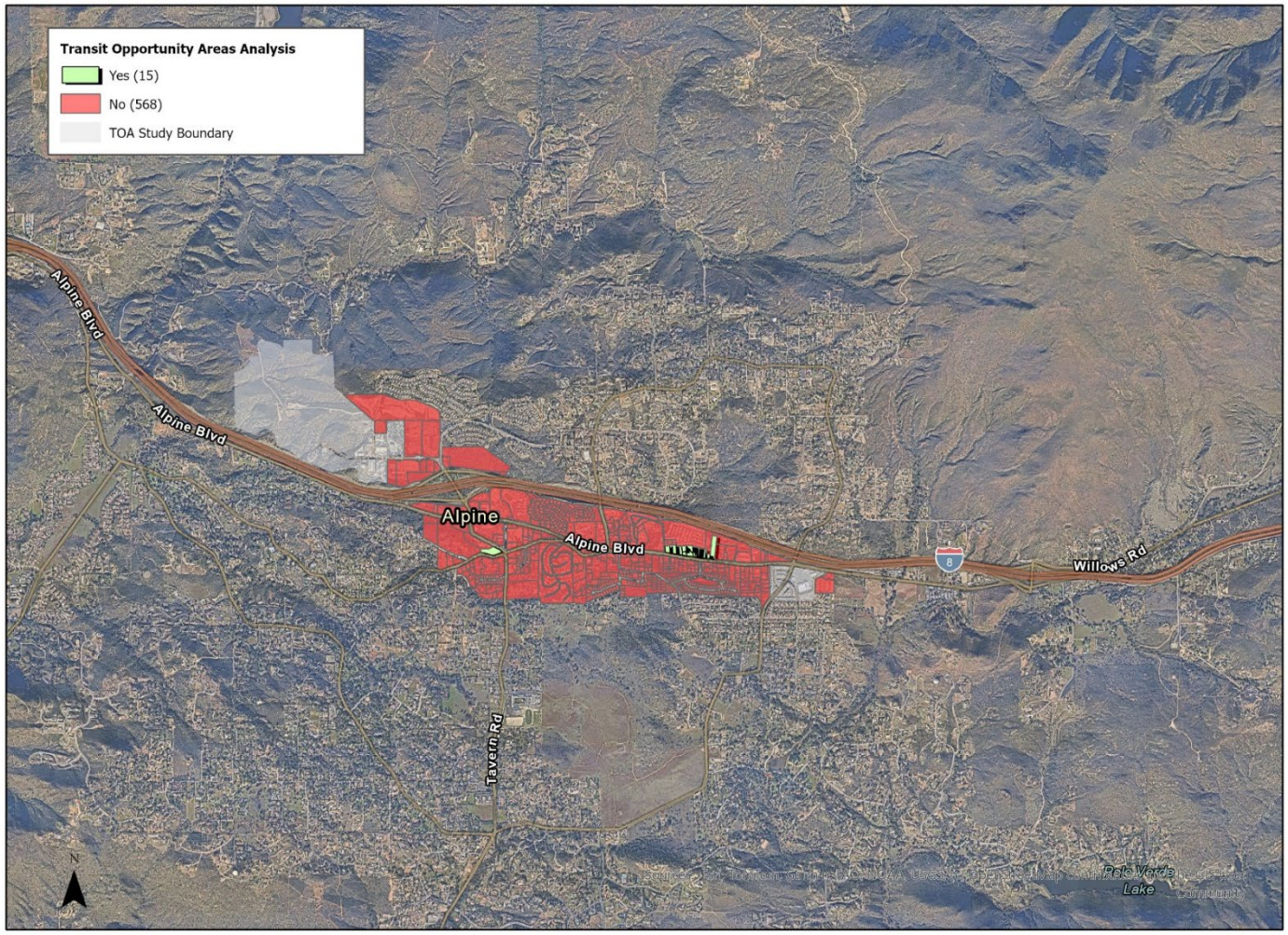
County of San Diego Residential Density Analysis

Valley Center Area

Figure 11 - Crest, Dehesa, Jamul, Alpine

Identified Parcels:
A total of 0 parcels were identified in the Crest, Dehesa, and Area for land use zone change or density increase. However, 15 parcels were identified in the Alpine Area.

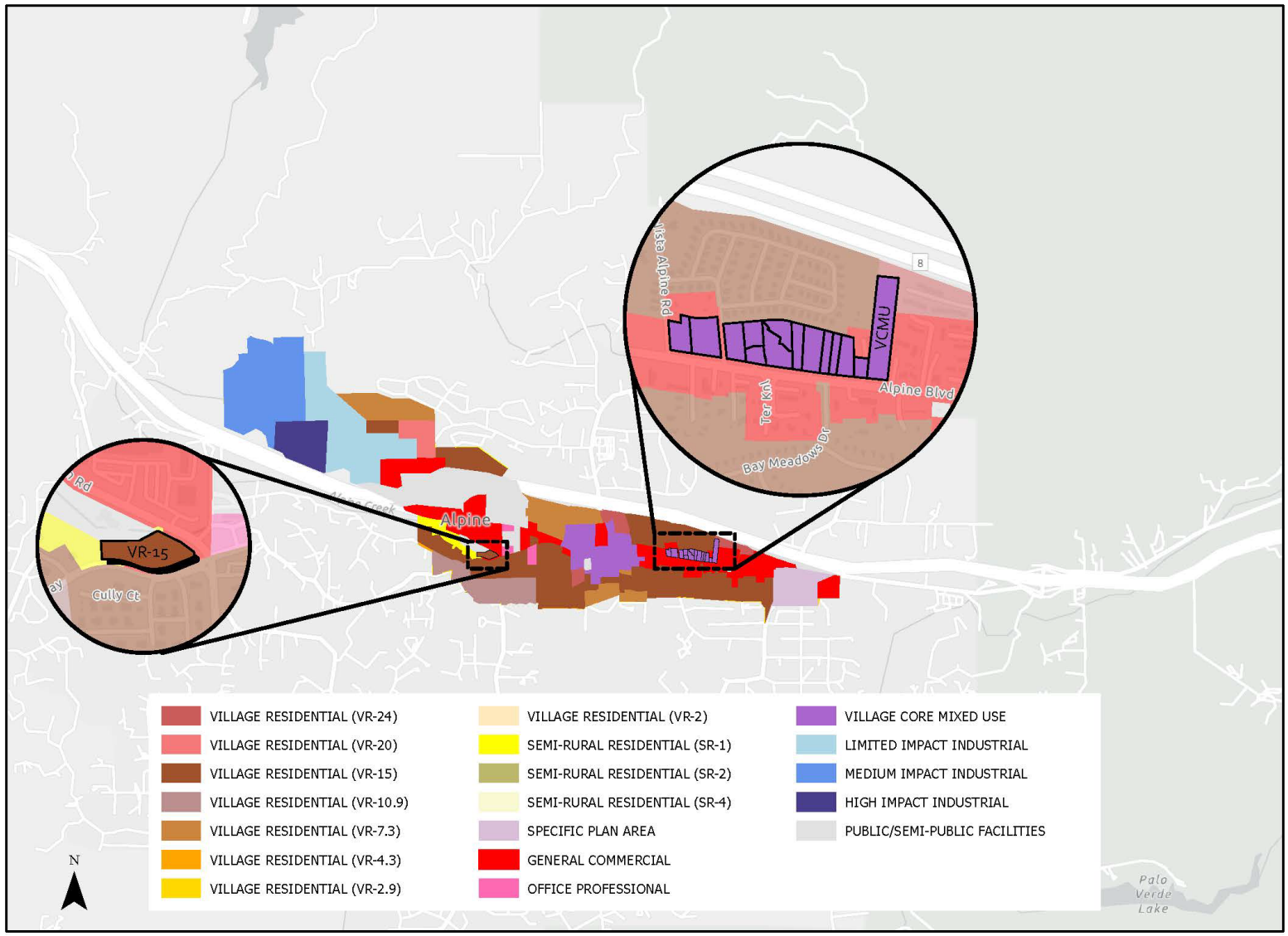
Alignment with the Financial Feasibility Assessment:
Whereas the Financial Feasibility Assessment recommends no density increases in this area, the Land Use Analysis suggests a series of parcels along Alpine Boulevard could support higher density. These parcels are currently surrounded by more intense development and in the long-term could have targeted density in this "town center" area.



County of San Diego Residential Density Analysis

Crest, Dehesa, Jamul, Alpine (1) Area

Figure 12 – Crest, Dehesa, Jamul, Alpine Densities



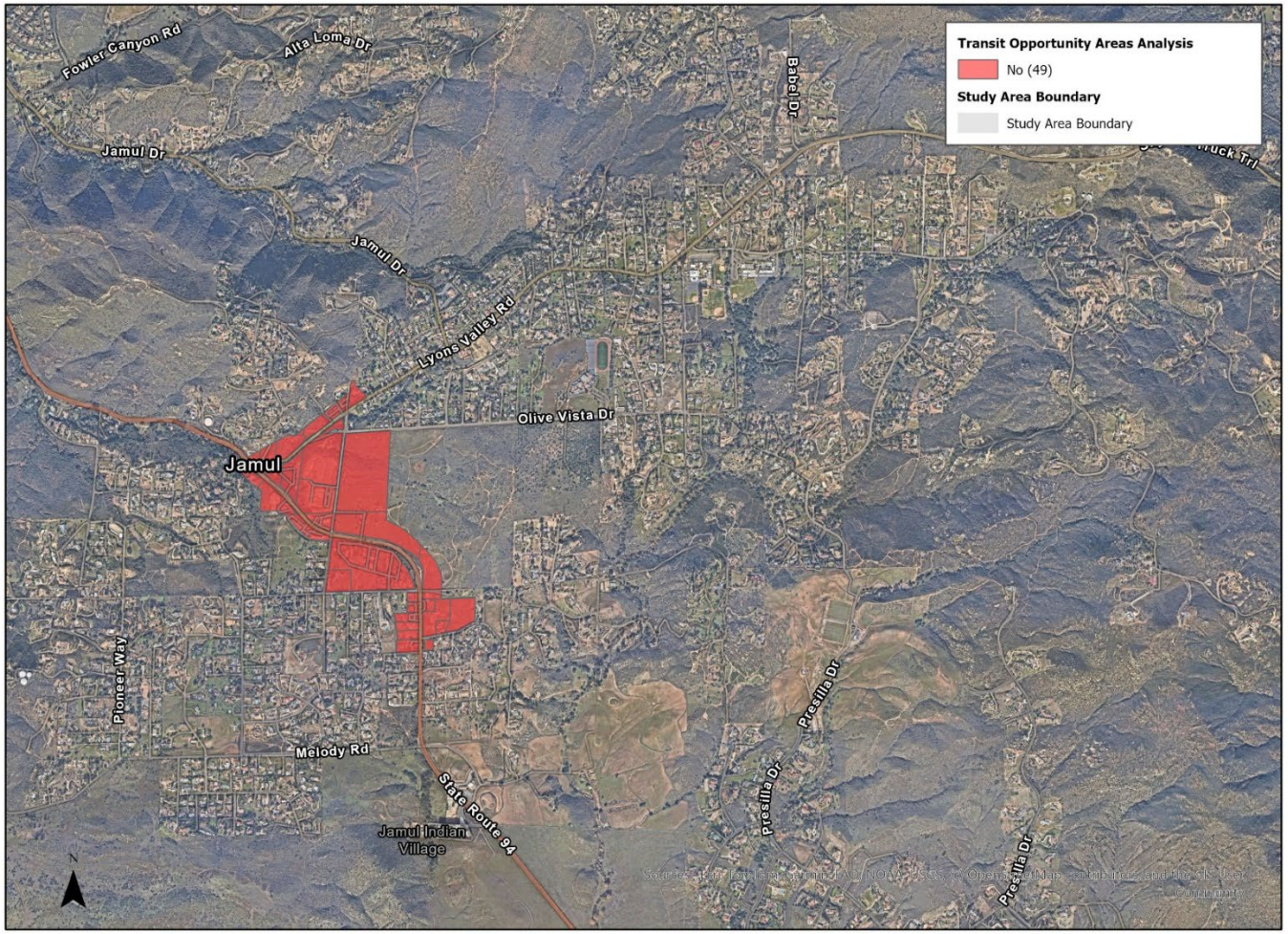
County of San Diego Residential Density Analysis

Alpine Area

Figure 13 – Crest, Dehesa, Jamul, Alpine

Identified Parcels:
A total of 0 parcels were identified in the Crest, Dehesa, and Area for land use zone change or density increase. However, 15 parcels were identified in the Alpine Area.

Alignment with the Financial Feasibility Assessment:
Outcomes between the analyses align.



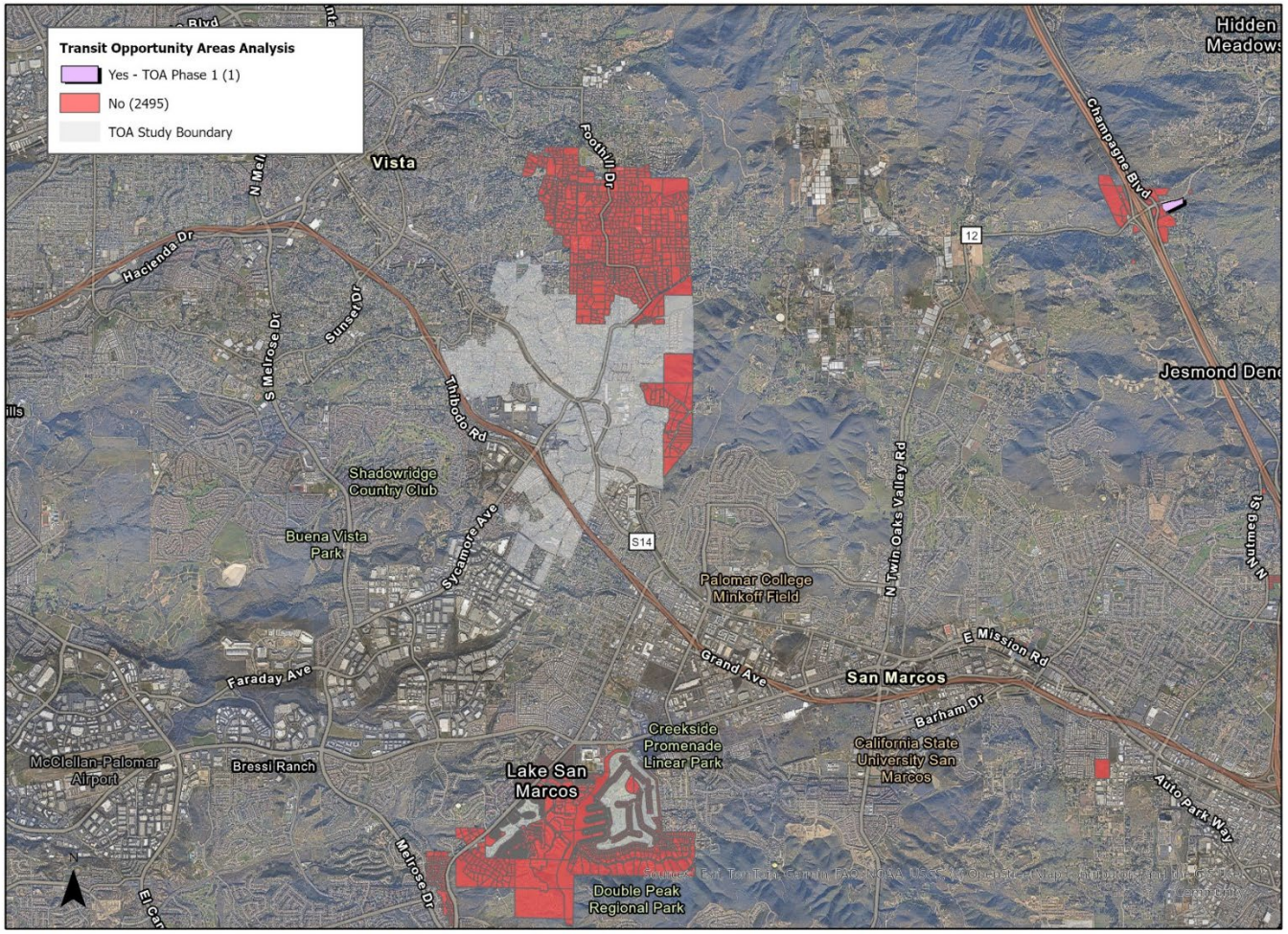
County of San Diego Residential Density Analysis

Crest, Dehesa, Jamul, Alpine (2) Area

Figure 14 – North County Metro North

Identified Parcels:
A total of 1 parcel was identified in the North County Metro North Area for land use zone change or density increase.

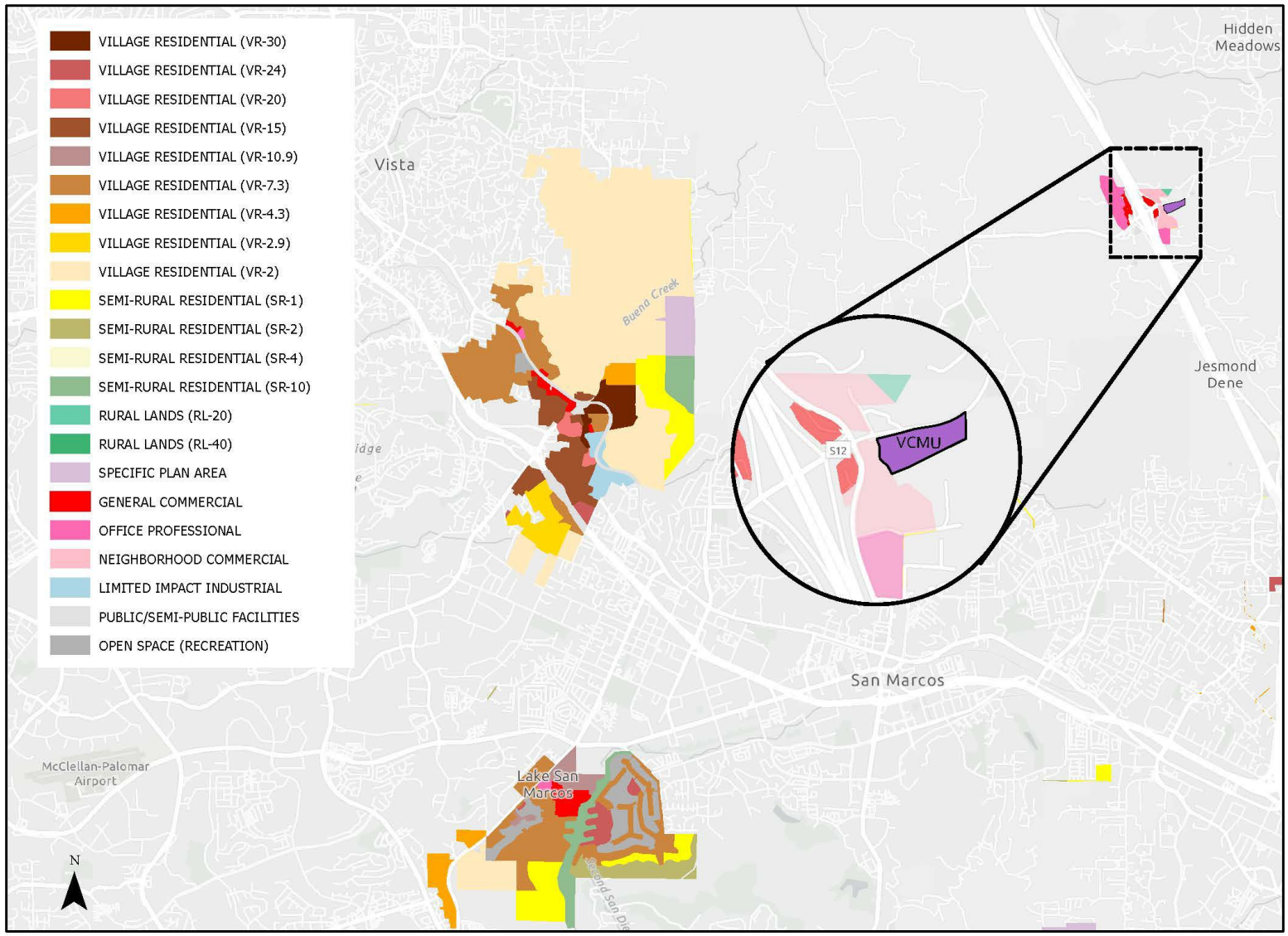
Alignment with the Financial Feasibility Assessment:
The Financial Feasibility Assessment recommends a density up to 80 units per acre along major corridors. However, the Land Use Analysis yielded only minimal parcels recommended for density increase. Most of this area is already built out, with very limited opportunity for development/ redevelopment.



County of San Diego Residential Density Analysis

North County Metro North Area

Figure 15 – North County Metro North Densities



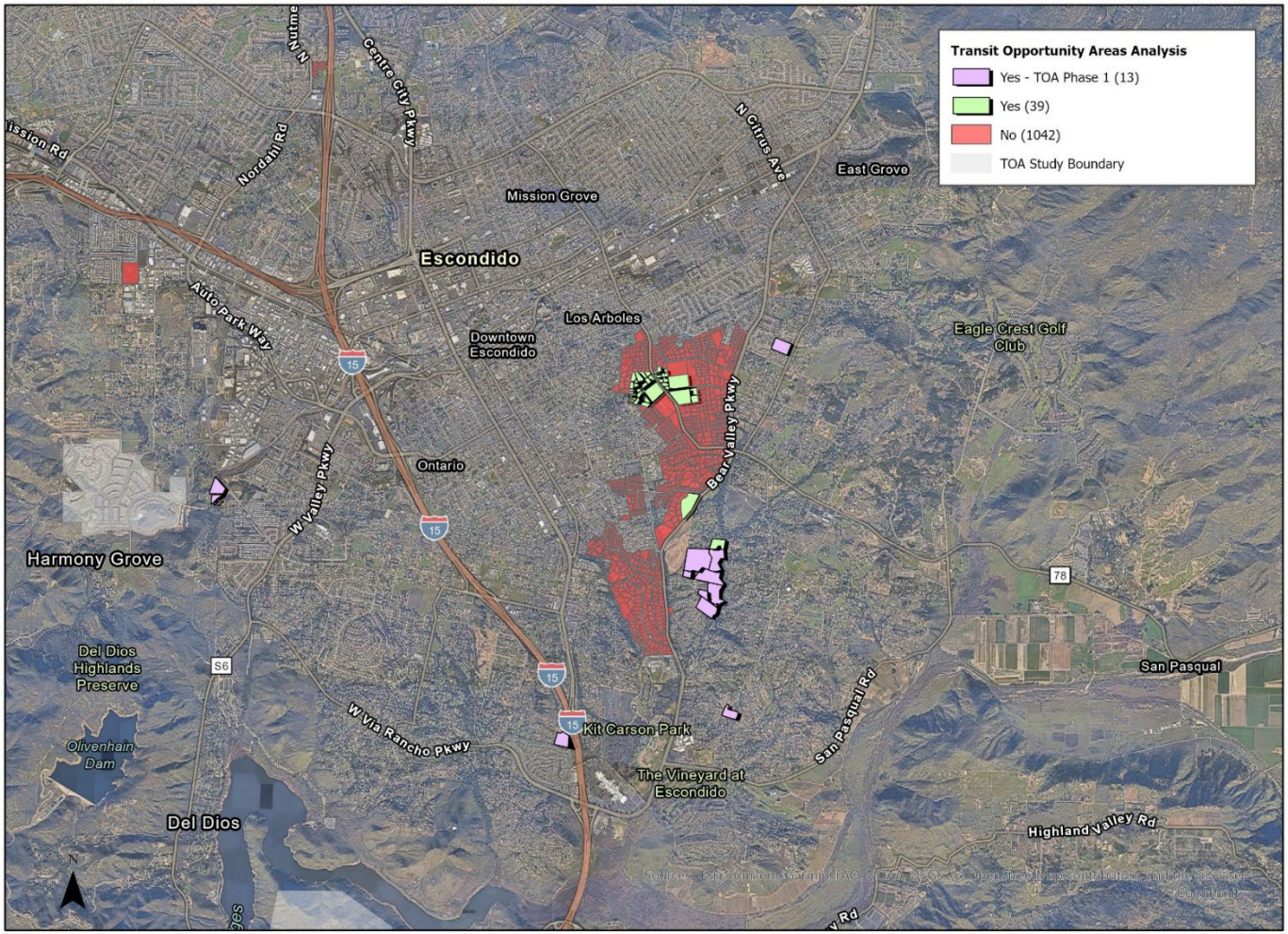
County of San Diego Residential Density Analysis

North County Metro North Area

Figure 16 – North County Metro East

Identified Parcels:
A total of 52 parcels were identified in the North County Metro East Area (sub-area map 1) for land use zone change or density increase.

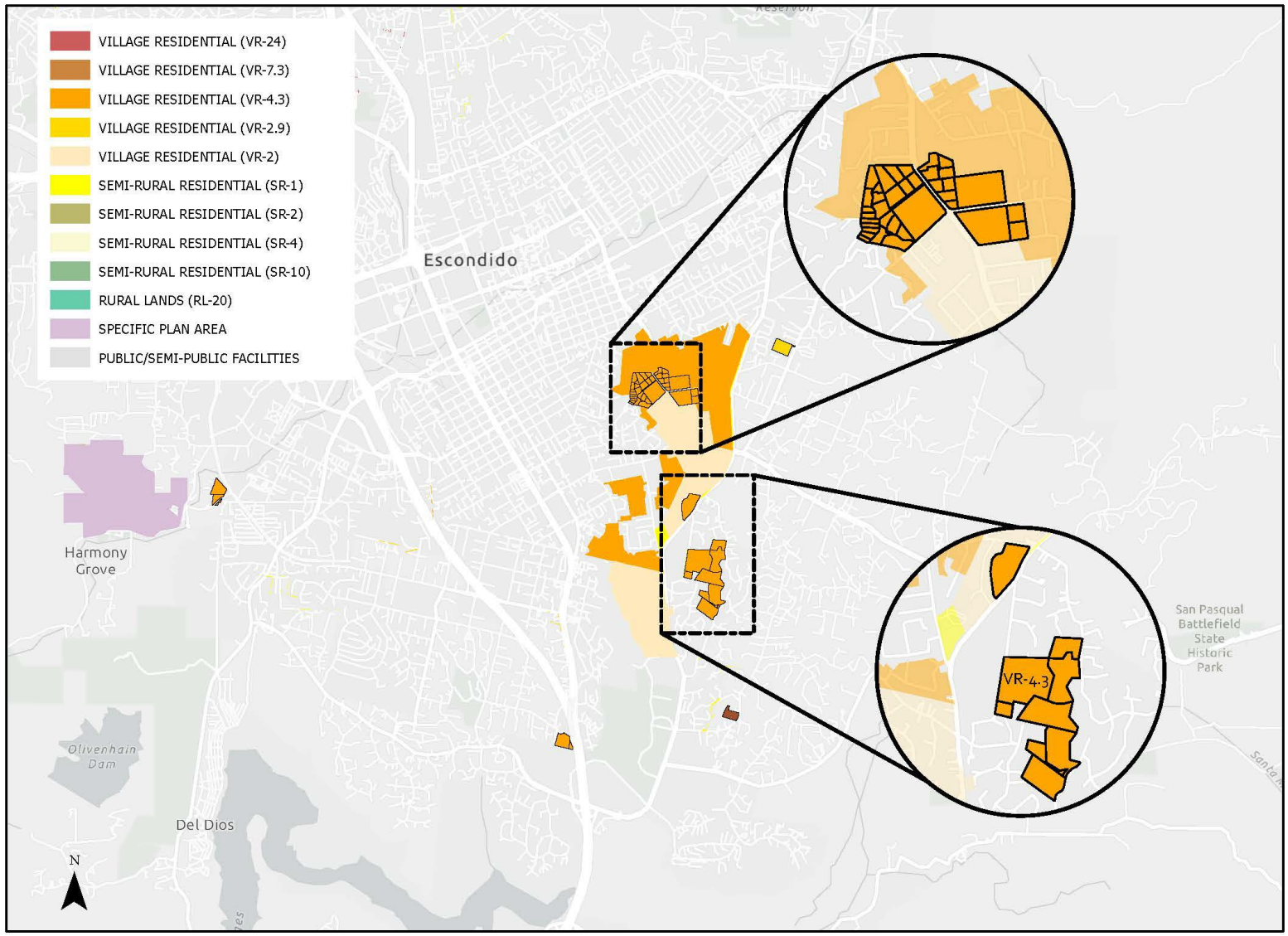
Alignment with the Financial Feasibility Assessment:
Outcomes between the analyses align.



County of San Diego Residential Density Analysis

North County Metro East (1) Area

Figure 17 – North County Metro East Densities



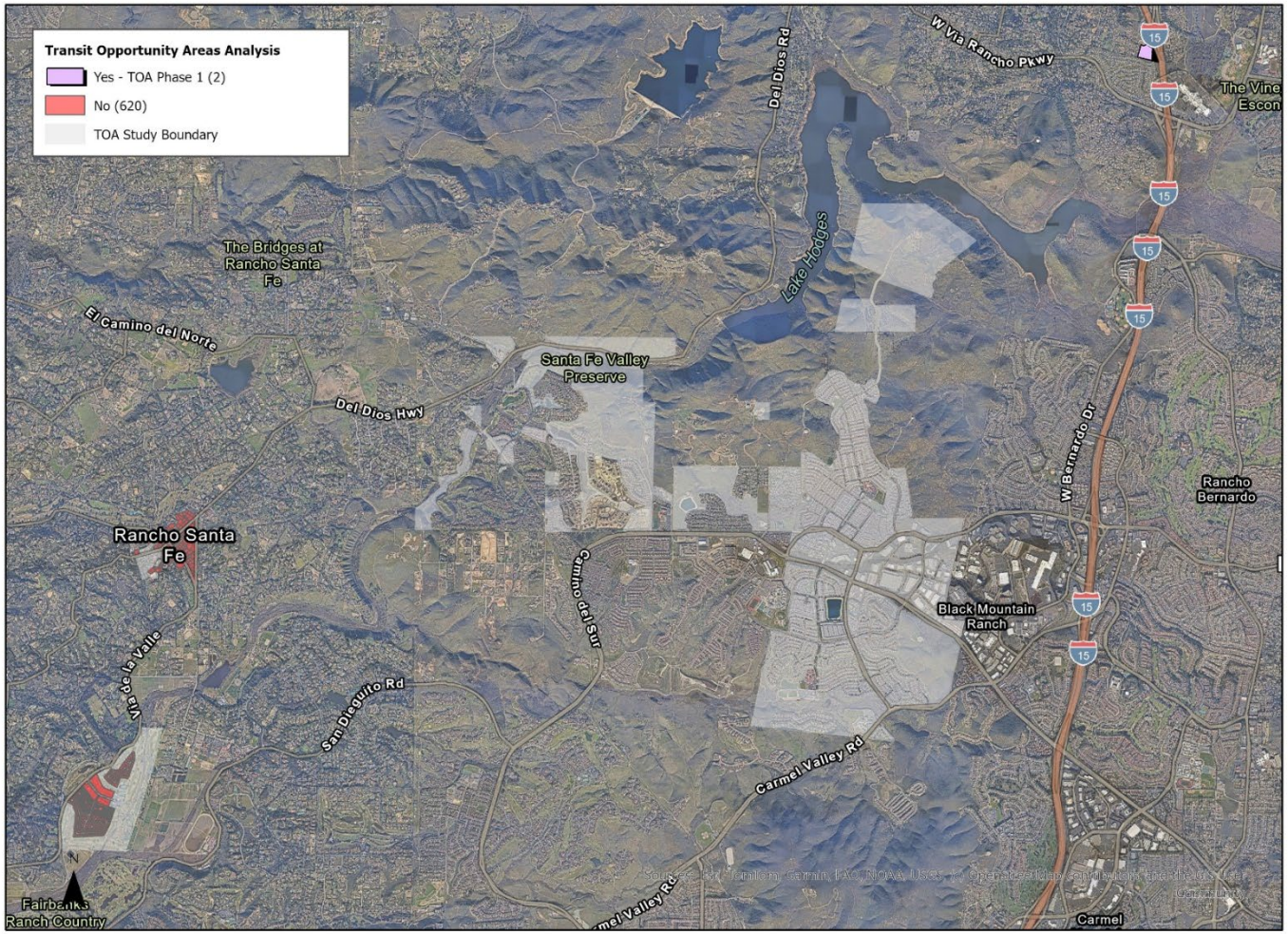
County of San Diego Residential Density Analysis

North County Metro East (1) Area

Figure 18 – North County Metro East

Identified Parcels:
A total of 2 parcels were identified in the North County Metro East Area (sub-area map 2) for land use zone change or density increase.

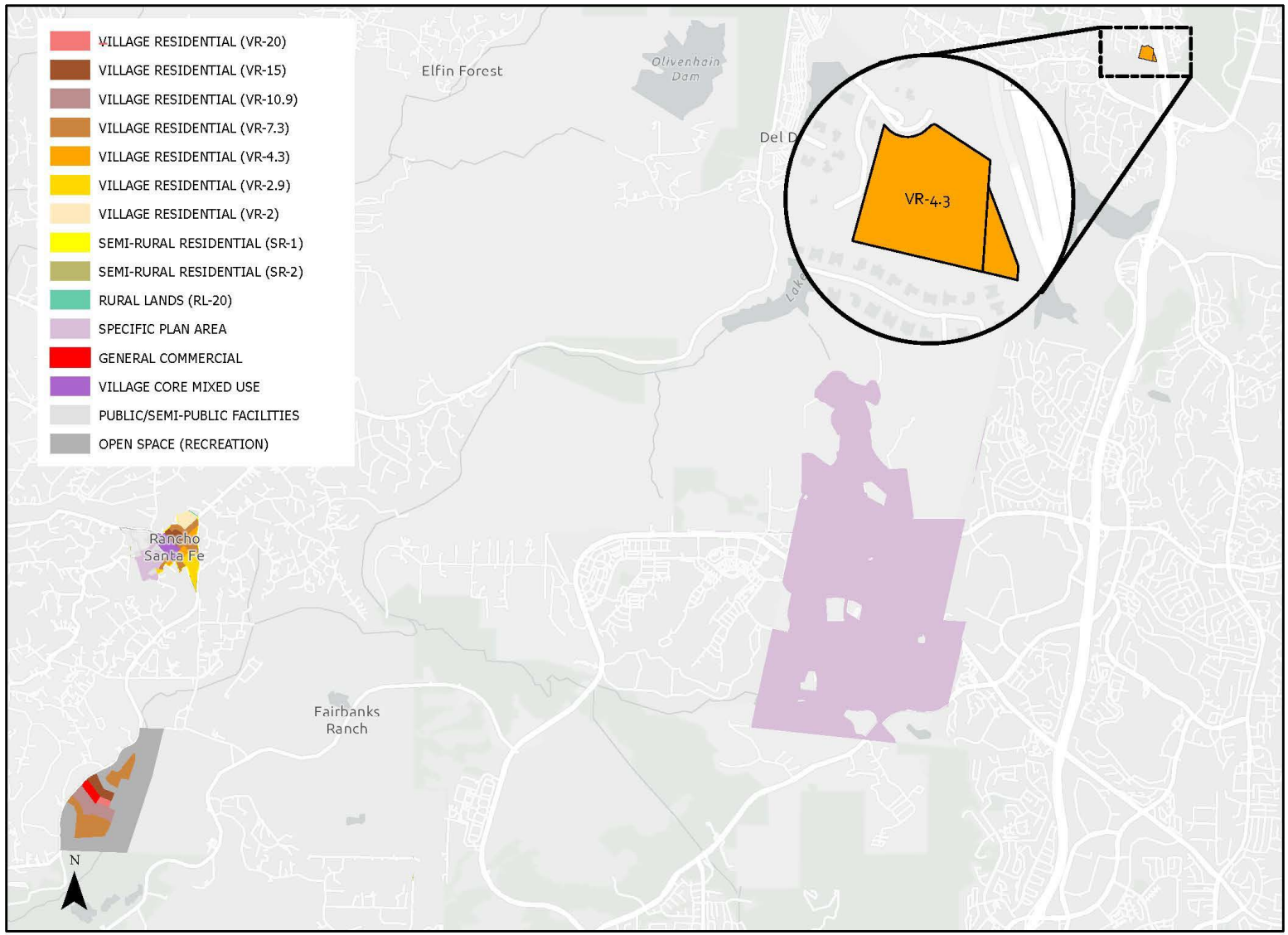
Alignment with the Financial Feasibility Assessment:
Outcomes between the analyses align.



County of San Diego Residential Density Analysis

North County Metro East (2) Area

Figure 19 – North County Metro East Densities



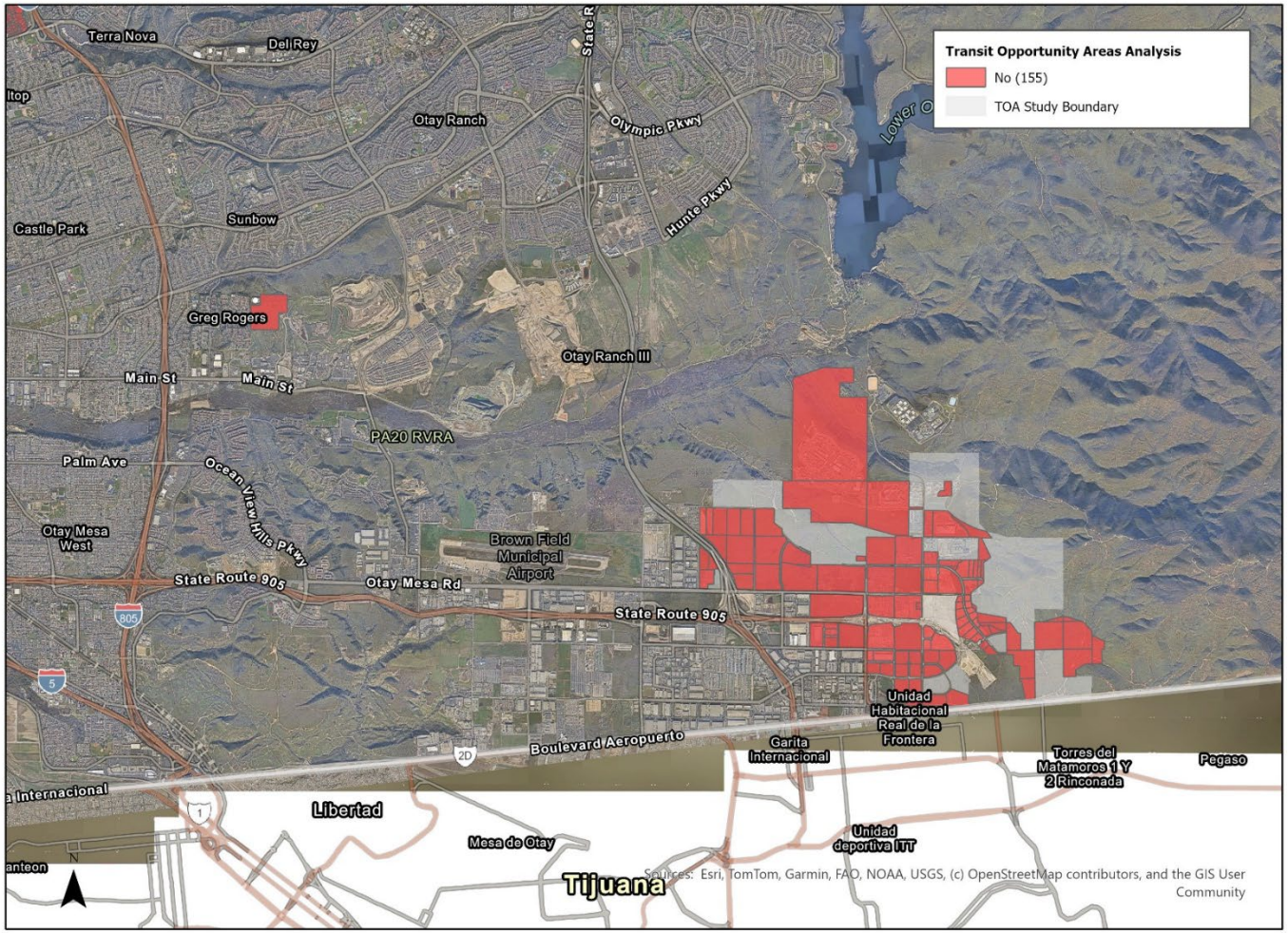
County of San Diego Residential Density Analysis

North County Metro East (2) Area

Figure 20 - Otay

Identified Parcels:
A total of 0 parcels were identified in the Otay Area for land use zone change or density increase.

Alignment with the Financial Feasibility Assessment:
The Financial Feasibility Assessment indicates weak short-term development potential but strong long-term potential up to 20 units per acre. However, the Land Use Analysis did not identify any parcels for land use zoning change. The Otay 250 Specific Plan may shift this finding to further support density increase.



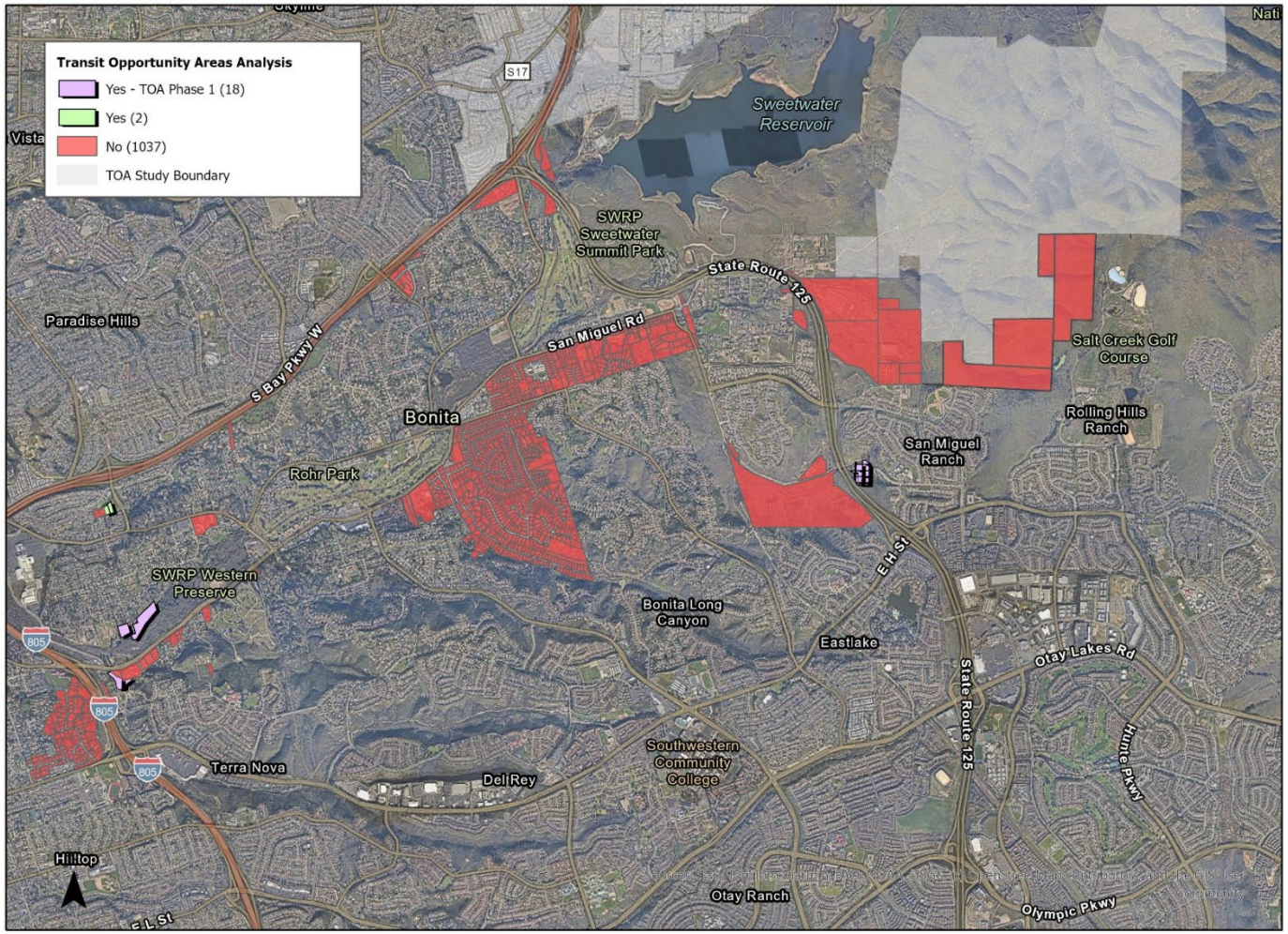
County of San Diego Residential Density Analysis

Otay Area

Figure 21 – Sweet Water

Identified Parcels:
A total of 20 parcels were identified in the Sweetwater Area for land use zone change or density increase.

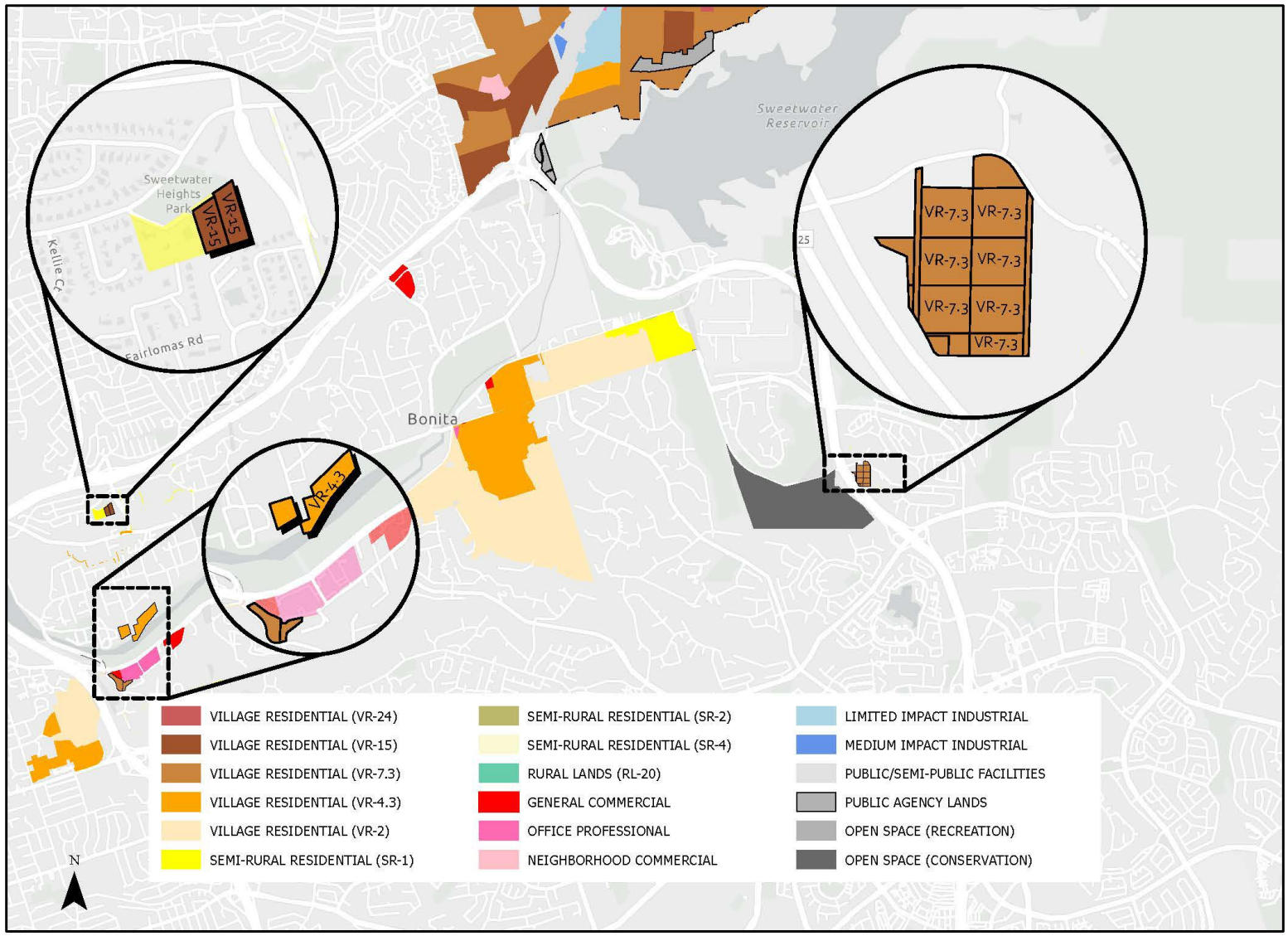
Alignment with the Financial Feasibility Assessment:
Outcomes between the analyses align.



County of San Diego Residential Density Analysis

Sweet Water Area

Figure 22 – Sweet Water Densities



County of San Diego Residential Density Analysis

Sweetwater Area