



VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

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SUBJECT **TRANSIT OPPORTUNITY AREA (TOA) ASSESSMENT – HOUSING
OPPORTUNITY AREA REPORT**

The attached report provides the results of the County’s technical assessment of Transit Opportunity Areas (TOAs). The analysis was initiated in response to County of San Diego (County) Board of Supervisors (Board) direction to find solutions for VMT mitigation within key infill areas. At the time of Board direction, VMT was a major barrier to housing. However, since that direction, case law affirmed the County’s ability to streamline General Plan consistent projects by relying on the California Environmental Quality Act (CEQA) Section 15183 exemption, despite the General Plan Environmental Impact Report’s reliance on Level of Service instead of VMT. This update has shifted the need for a TOA specific mitigation program. As a result, the enclosed analysis should be viewed as a pilot study of opportunities for land use changes and how those changes could affect VMT efficiency.

The assessment was completed in two phases and reflects a comprehensive, data driven approach. The work identifies parcels with potential capacity for additional housing, examines market readiness for different residential product types, reviews land use suitability based on physical policy factors, and evaluates projected VMT outcomes using the most recent SANDAG Regional Travel Demand Model. The analysis does not recommend policy actions or zoning changes. Its purpose is to provide transparent baseline information and to support future planning discussions.

The assessment also highlights variations across communities. Some locations demonstrate stronger alignment between land use conditions, infrastructure characteristics, and market feasibility. Other areas exhibit physical, environmental, or infrastructure constraints that may limit the effectiveness of higher-density development or VMT mitigation strategies. These distinctions underscore the importance of geographically tailored approaches as the County continues to explore pathways to support housing production and sustainability goals.

The report is provided for informational purposes and to support ongoing discussions related to housing, mobility, and land use planning. Land use changes are not proposed at this time. Staff will continue to evaluate options and return to the Board with recommendations through the Framework and other upcoming planning processes.

ATTACHMENT

Exhibit A – Transit Opportunity Area Assessment