



# Appendix F: Land Use Patterns

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To: San Diego Association of Governments and Caltrans District 11

From: North County Comprehensive Multimodal Corridor Plan (CMCP) Project Team

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## Overview

The North County Comprehensive Multimodal Corridor Plan (CMCP) will identify integrated transportation solutions that enhance the way people travel throughout North County.

This appendix provides information about the land uses in the Study Area and the amount of vacant and undeveloped land within a half mile around SPINTER stations, transit stops, and within mobility hubs.

## Land Use Patterns

Existing land use patterns reflect substantial growth in residential and commercial development across all five cities and the unincorporated County over the last 30 years. The top land use categories, represented as the percentage of acres within the study area, are residential (33%), open space preserve/parks (22%), undeveloped (16%, not including roadway/utility infrastructure), and agriculture (9%).

There is approximately 15% of the North County study area that is vacant or undeveloped, which will substantially influence how transportation will need to function in the future. A large amount of vacant or undeveloped land lies within an identified activity center and a half mile of a SPRINTER station/transit stop (Table A). The opportunity for transit-oriented development in these areas would promote a more symbiotic relationship between land use and the transportation network.

Table 1: Transit Oriented Development Opportunities/ Land Use

Area	Undeveloped/Vacant Land (Acres)	Percent of Undeveloped/Vacant Land in Study Area
Half Mile of SPRINTER Stations	562	2%
Half Mile of Study Area Transit Stops	3,561	14%
Within Activity Centers (Mobility Hubs)	1,917	7%
Study Area	25,863	25,863

Source: SANGIS Land Use Current Shapefile (Accessed February 2021)

North County has developed predominantly around single-family and spaced rural residential to keep up with housing demand over the last 30 years—creating the perception of North County being a series of “suburban” or “bedroom” communities. While housing developments have grown, North County has been successful in: 1) preserving recreation and open space parks that has reinforced its positive reputation for outdoor activities near neighborhoods; and 2) complementing housing growth with high employment development in industrial, shopping centers, and commercial and office.