

## **Appendix C**

### **Land Use Feasibility Analysis**

# Alpine Community Update

## Land Use Feasibility Analysis

San Diego County

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# 1. Plan Scenarios/Findings

The County of San Diego is seeking to test the financial feasibility of four land use alternatives for Sub Area 5 (hereby referred to as the Development Area) in the unincorporated Alpine Community Planning Area. AECOM analyzed the potential impact of four development scenarios with various combinations of 13 County land use designations. The Very Low-Density Scenario implies a re-designation to low density Rural Land use (RL-40) with no additional infrastructure costs in the Development Area. The other 3 development scenarios include combinations of Village Residential (VR), Semi-Rural Residential (SR), and Rural Lands (RL) for residential development and General Commercial (GC), Rural Commercial (RC) and Village Community Mixed Use (VCMU) for commercial development. The density per acre for potential dwelling units ranges from one per 40-acre lot (RL-40) to approximately 30 per acre (VR-30 in VCMU). As such, the combination of land use designations yields a range of potential dwelling units between 429 for the Low-Density development scenario to 2,493 for the High-Density development scenario.

AECOM estimated the residual land value (RLV) of the land uses according to the development scenarios and considered the projected market demand for these land uses in the San Diego County submarket of the village of Alpine. While build-out will occur on a parcel-by-parcel basis and costs and revenues will vary based on individual projects, this report seeks to offer financial feasibility guidelines for planning purposes.

The Development Area, the majority of which lies immediately south of Interstate 8 on the eastern periphery of Alpine, ranges from 1,608 acres in the low-density alternative to 2,090 acres in the High-Density alternative depending on the land parcels incorporated into the plans. The variation is due to potential land swaps that would increase developable area for the Moderate and High-Density Alternatives. Current land uses include Village Residential, Semi-Rural Residential and Rural Land designations along with a significant area of Public Agency Lands.

RICK Engineering provided estimates for infrastructure development for each County land use designation in the Low, Moderate and High-Density Alternatives. Because a variety of infrastructure funding scenarios are possible, and it remains to be determined how these costs would be allocated, AECOM estimated residual land value for each development alternative under two separate scenarios and according to three degrees of buildout. The first scenario incorporates infrastructure cost allocations into initial calculations for residual land value for each County land use designation and development scenario. In this scenario, infrastructure costs are internalized in the pro-forma analysis for individual dwelling units. The remaining costs for improvements to Alpine Blvd. and Community Facilities (Public Water Works) are subtracted from the total residual land value. The second scenario calculates residual land value for each land use without incorporating infrastructure development costs. These costs are later subtracted from the total RLV for each development alternative. The results of the second scenario are found in **Appendix C**. The two scenarios provide a range of cost allocation to account for potential financial mechanisms for development. A summary of RICK Engineering's infrastructure costs are found in **Appendix A**. AECOM also estimated the RLV based on scenarios of 100% Buildout, 90% Buildout and 70% Buildout of the Low, Moderate and High alternatives. These estimates provide a range of development scenarios for each density alternative. Nonetheless, infrastructure costs were applied as a lump sum without cost allocation and financial mechanisms for possible phasing of the development scenarios. Tables 1.1-1.19 summarize these alternatives under the various development scenarios.

## Very Low

Table 1.1: VERY LOW-DENSITY DEVELOPMENT SCENARIO (100% Buildout)				
Land Use Designation	Description	Acreage	Dwelling Units	Residual Land Value*
Rural Lands (RL-40)	1 unit per 40 gross acres	1,736	24	\$855,000
Public Agency Lands		281		N/A
<b>Total</b>		<b>2,017</b>	<b>24</b>	<b>\$855,000</b>
Source: County of San Diego, AECOM				
*Numbers are rounded and may not sum				

Table 1.2: VERY LOW-DENSITY DEVELOPMENT SCENARIO (90% Buildout)				
Land Use Designation	Description	Acreage	Dwelling Units	Residual Land Value*
Rural Lands (RL-40)	1 unit per 40 gross acres	1,736	22	\$783,000
Public Agency Lands		281		\$0
<b>Total</b>		<b>2,017</b>	<b>22</b>	<b>\$783,000</b>
Source: County of San Diego, AECOM *Numbers are rounded and may not sum				

Table 1.3: VERY LOW-DENSITY DEVELOPMENT SCENARIO (70% Buildout)				
Land Use Designation	Description	Acreage	Dwelling Units	Residual Land Value*
Rural Lands (RL-40)	1 unit per 40 gross acres	1,736	17	\$605,000
Public Agency Lands		281		\$0
<b>Total</b>		<b>2,017</b>	<b>17</b>	<b>\$605,000</b>
Source: County of San Diego, AECOM *Numbers are rounded and may not sum				

**Low**

Table 1.4: LOW-DENSITY DEVELOPMENT SCENARIO (100% Buildout with infrastructure costs)				
Land Use Designation	Description	Acreage	Dwelling Units	Residual Land Value**
Village Residential (VR-2)	2 units per gross acre	183.9	365	\$2,954,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	43.1	24	(\$1,659,000)
Semi-Rural Residential (SR-4)	1 unit per 4, 8 or 16 gross acres	318.5	19	(\$12,416,000)
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	84	1	(\$1,009,000)
Rural Lands (RL-20)	1 unit per 20 gross acres	179.1	4	(\$3,555,000)
Rural Lands (RL-40)	1 unit per 40 gross acres	709.3	16	(\$5,274,000)
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		79.1	0	N/A
<b>Total including Land Use Infrastructure Costs</b>		<b>1,608</b>	<b>429</b>	<b>(\$18,244,000)</b>
<b>Total including Community Infrastructure Costs*</b>				<b>(\$46,000,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Community Infrastructure costs include improvements to Alpine Blvd. and Community Facilities (RICK Engineering)				
**Numbers are rounded and may not sum				

<b>Table 1.5: LOW-DENSITY DEVELOPMENT SCENARIO (90% Buildout with infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value**</b>
Village Residential (VR-2)	2 units per gross acre	183.9	329	\$152,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	43.1	22	(\$1,818,000)
Semi-Rural Residential (SR-4)	1 unit per 4, 8 or 16 gross acres	318.5	18	(\$12,464,000)
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	84	1	(\$1,010,000)
Rural Lands (RL-20)	1 unit per 20 gross acres	179.1	4	(\$3,555,000)
Rural Lands (RL-40)	1 unit per 40 gross acres	709.3	15	(\$5,310,000)
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		79.1	0	N/A
<b>Total including Land Use Infrastructure Costs</b>		<b>1,608</b>	<b>389</b>	<b>(\$21,288,872)</b>
<b>Total including Community Infrastructure Costs*</b>				<b>(\$49,000,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Community Infrastructure costs include improvements to Alpine Blvd. and Community Facilities (RICK Engineering)				
**Numbers are rounded and may not sum				

<b>Table 1.6: LOW-DENSITY DEVELOPMENT SCENARIO (70% Buildout with infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value**</b>
Village Residential (VR-2)	2 units per gross acre	183.9	256	(\$5,529,000)
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	43.1	17	(\$2,217,000)
Semi-Rural Residential (SR-4)	1 unit per 4, 8 or 16 gross acres	318.5	14	(\$12,657,000)
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	84	1	(\$1,010,000)
Rural Lands (RL-20)	1 unit per 20 gross acres	179.1	3	(\$3,591,000)
Rural Lands (RL-40)	1 unit per 40 gross acres	709.3	12	(\$5,417,000)
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		79.1	0	N/A
<b>Total including Land Use Infrastructure Costs</b>		<b>1,608</b>	<b>303</b>	<b>(\$27,703,000)</b>
<b>Total including Community Infrastructure Costs*</b>				<b>(\$55,600,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Community Infrastructure costs include improvements to Alpine Blvd. and Community Facilities (RICK Engineering)				
**Numbers are rounded and may not sum				



**Moderate**

<b>Table 1.7: MODERATE-DENSITY DEVELOPMENT SCENARIO (100% Buildout with infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value**</b>
Village Residential (VR-4.3)	4.3 units per gross acre	87.6	283	\$4,612,000
Village Residential (VR-2)	2 units per gross acre	106	303	\$4,418,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	308.4	68	(\$13,421,000)
Semi-Rural Residential (SR-2)	1 unit per 2, 4 or 8 gross acres	695.04	160	(\$19,767,000)
Rural Lands (RL-20)	1 unit per 20 gross acres	278.3	15	(\$4,176,000)
Rural Lands (RL-40)	1 unit per 40 gross acres	272.9	0	N/A
Semi-Rural Residential (SR-0.5)	1 unit per 0.5, 1 or 2 gross acres	55.9	68	(\$475,000)
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		156.9	0	N/A
<b>Total including Land Use Infrastructure Costs</b>		<b>1,972</b>	<b>897</b>	<b>(\$26,093,000)</b>
<b>Total including Community Infrastructure Costs*</b>				<b>(\$73,574,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Community Infrastructure costs include improvements to Alpine Blvd. and Community Facilities (RICK Engineering)				
**Numbers are rounded and may not sum				

<b>Table 1.8: MODERATE-DENSITY DEVELOPMENT SCENARIO (90% Buildout with infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value**</b>
Village Residential (VR-4.3)	4.3 units per gross acre	87.6	255	\$2,252,000
Village Residential (VR-2)	2 units per gross acre	106	273	\$2,083,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	308.4	62	(\$13,899,000)
Semi-Rural Residential (SR-2)	1 unit per 2, 4 or 8 gross acres	695.04	144	(\$21,042,000)
Rural Lands (RL-20)	1 unit per 20 gross acres	278.3	14	(\$4,211,000)
Rural Lands (RL-40)	1 unit per 40 gross acres	272.9	0	N/A
Semi-Rural Residential (SR-0.5)	1 unit per 0.5, 1 or 2 gross acres	55.9	62	(\$942,000)
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		156.9	0	N/A
<b>Total including Land Use Infrastructure Costs</b>		<b>1,972</b>	<b>810</b>	<b>(\$33,043,000)</b>
<b>Total including Community Infrastructure Costs*</b>				<b>(\$80,524,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Community Infrastructure costs include improvements to Alpine Blvd. and Community Facilities (RICK Engineering)				
**Numbers are rounded and may not sum				

<b>Table 1.9: MODERATE-DENSITY DEVELOPMENT SCENARIO (70% Buildout with infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value**</b>
Village Residential (VR-4.3)	4.3 units per gross acre	87.6	199	(\$2,470,000)
Village Residential (VR-2)	2 units per gross acre	106	213	(\$2,586,000)
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	308.4	48	(\$15,014,000)
Semi-Rural Residential (SR-2)	1 unit per 2, 4 or 8 gross acres	695.04	112	(\$23,591,000)
Rural Lands (RL-20)	1 unit per 20 gross acres	278.3	11	(\$4,318,000)
Rural Lands (RL-40)	1 unit per 40 gross acres	272.9	0	N/A
Semi-Rural Residential (SR-0.5)	1 unit per 0.5, 1 or 2 gross acres	55.9	48	(\$2,032,000)
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		156.9	0	N/A
<b>Total including Land Use Infrastructure Costs</b>		<b>1,972</b>	<b>631</b>	<b>(\$47,294,000)</b>
<b>Total including Community Infrastructure Costs*</b>				<b>(\$94,775,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Community Infrastructure costs include improvements to Alpine Blvd. and Community Facilities (RICK Engineering)				
**Numbers are rounded and may not sum				

**High**

<b>Table 1.10: HIGH-DENSITY DEVELOPMENT SCENARIO (100% Buildout with infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value**</b>
Village Residential (VR-10.9)***	10.9 units per gross acre	121.9	0	N/A
Village Residential (VR-7.3)	7.3 units per gross acre	143.5	782	\$11,434,000
Village Residential (VR-4.3)	4.3 units per gross acre	106	452	\$15,283,000
Village Residential (VR-2)	2 units per gross acre	482.7	864	\$5,316,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	873.3	383	(\$26,260,000)
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	119	8	(\$530,000)
Rural Lands (RL-20)	1 unit per 20 gross acres	80	4	(\$90,000)
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Public Agency Lands		156.6	0	N/A
<b>Total including Land Use Infrastructure Costs</b>		<b>2,090</b>	<b>2,493</b>	<b>\$7,127,827</b>
<b>Total including Community Infrastructure Costs*</b>				<b>(\$46,693,326)</b>
Source: County of San Diego, RICK Engineering, AECOM				
* Community Infrastructure costs include improvements to Alpine Blvd. and Community Facilities (RICK Engineering)				
** Numbers are rounded and may not sum				
*** RICK Engineering found geographic constraints to be prohibitive to development				

<b>Table 1.11: HIGH-DENSITY DEVELOPMENT SCENARIO (90% Buildout with infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value**</b>
Village Residential (VR-10.9)***	10.9 units per gross acre	121.9	0	N/A
Village Residential (VR-7.3)	7.3 units per gross acre	143.5	704	\$6,094,000
Village Residential (VR-4.3)	4.3 units per gross acre	106	407	\$11,489,000
Village Residential (VR-2)	2 units per gross acre	482.7	778	(\$1,377,000)
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	873.3	345	(\$29,287,000)
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	119	8	(\$530,000)
Rural Lands (RL-20)	1 unit per 20 gross acres	80	4	(\$90,000)
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Public Agency Lands		156.6	0	N/A
<b>Total including Land Use Infrastructure Costs</b>		<b>2,090</b>	<b>2,246</b>	<b>(\$11,725,000)</b>
<b>Total including Community Infrastructure Costs*</b>				<b>(\$65,546,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Community Infrastructure costs include improvements to Alpine Blvd. and Community Facilities (RICK Engineering)				
** Numbers are rounded and may not sum				
*** RICK Engineering found geographic constraints to be prohibitive to development				

<b>Table 1.12: HIGH-DENSITY DEVELOPMENT SCENARIO (70% Buildout with infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value**</b>
Village Residential (VR-10.9)***	10.9 units per gross acre	121.9	0	N/A
Village Residential (VR-7.3)	7.3 units per gross acre	143.5	548	(\$4,585,000)
Village Residential (VR-4.3)	4.3 units per gross acre	106	317	\$3,901,000
Village Residential (VR-2)	2 units per gross acre	482.7	605	(\$14,840,000)
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	873.3	269	(\$35,340,000)
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	119	6	(\$627,000)
Rural Lands (RL-20)	1 unit per 20 gross acres	80	3	(\$125,000)
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Public Agency Lands		156.6	0	N/A
<b>Total including Land Use Infrastructure Costs</b>		<b>2,090</b>	<b>1,748</b>	<b>(\$49,641,000)</b>
<b>Total including Community Infrastructure Costs*</b>				<b>(\$103,462,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Community Infrastructure costs include improvements to Alpine Blvd. and Community Facilities (RICK Engineering)				
** Numbers are rounded and may not sum				
*** RICK Engineering found geographic constraints to be prohibitive to development				

In every Buildout Scenario, the Very-Low Density alternative yields positive residual land values, as no additional infrastructure costs were included. The Low, Moderate and High-Density alternatives all yield negative residual land values in the 100%, 90% and 70% buildout scenarios when both Land Use and Community Infrastructure Costs are included, as these percentages were applied uniformly to dwelling units of all County land use alternatives. Given that the infrastructure costs remain constant across buildout scenarios, these costs are increasingly burdensome as the number of dwelling units diminishes. If infrastructure costs were phased in over time as development occurred, allocation per dwelling unit would be less and the residual land values would be adjusted upwards.

SANDAG estimates that Alpine has an incremental demand of 2,713 additional units from 2016-2050, considering both land use capacity and market trends<sup>1</sup>. The Very-Low Density, Low-Density and Moderate-Density alternatives for the Development Area would not meet this demand, while the High-Density alternative approaches it at 100% Buildout. There are numerous other Sub Areas within the Alpine Community for which the County of San Diego is also considering alternatives for land uses that would address a portion of this demand.

<sup>1</sup> SANDAG 2050 Regional Growth Forecast (2013)

## 2. Methodology/Assumptions

The feasibility analysis of the various land uses is based on a static pro forma model, which simulates the economic conditions a developer would consider in deciding whether or not to pursue a project. As such, the model includes typical direct and indirect costs a developer would incur, market revenue potential, and a standard rate of return a developer would expect as compensation. Total estimated project costs (including the assumed return) are subtracted from estimated project revenue to arrive at a net residual value. **Figure 1.1** details a simplified infographic of Residual Land Value. If the net value is positive and high enough to pay for land at current market rates, the project is financially feasible. Otherwise, the proposed project is infeasible. This approach generates a broad estimate of development feasibility, which is acceptable for planning-level analysis.

Prototypes of the Rural Lands (RL), Semi-Rural Residential (SR) and Village Residential (VR) County land use designations were developed through a comparative analysis of recently built and sold dwelling units in Alpine and comparable villages in San Diego County. **Table 2.1** shows the prototypes for each land use designation employed in the feasibility analysis. **Tables 2.2 – 2.4** show the prototypes for each land use designation with the per-dwelling unit infrastructure costs incorporated into the pro-forma models according to RICK Engineering cost allocations for each development alternative (at 100% Buildout). Construction costs are based off AECOM assumptions from comparable development projects in the region and conversations with real-estate/construction contacts, while market prices are based on transaction data provided by numerous real estate data collection enterprises (Zillow, Trulia, Redfin). Because home sizes and market prices are consistent across lots of varying sizes within general categories of land use designation (RL, SR, VR), AECOM developed prototypes for RL, SR and VR dwelling units based on comparative analysis and recent AECOM reports on market feasibility (Comprehensive Zoning Ordinance Update for San Diego County). Examples of assumptions and prototypes are found in **Appendix A**. According to estimates from RICK Engineering, the infrastructure costs and geographic constraints in the zones being considered for VR-10.9 and VCMU land uses are prohibitive to potential development. Therefore, this report excludes considerations of these land uses.

### Cap Rate

Cap rates for commercial land uses are based CBRE H2 2018 estimates for the San Diego region. A cap rate of 7.25 was assumed for both General Commercial and Rural Commercial, which fall within the estimated range of Class B retail space.

### Rent

Commercial Rent was estimated based on comparative analysis of recent lease agreements for new commercial structures in San Diego County. AECOM assumed an annual Triple Net Lease Rent per square foot of \$24 based on 2018 rates for comparable structures.

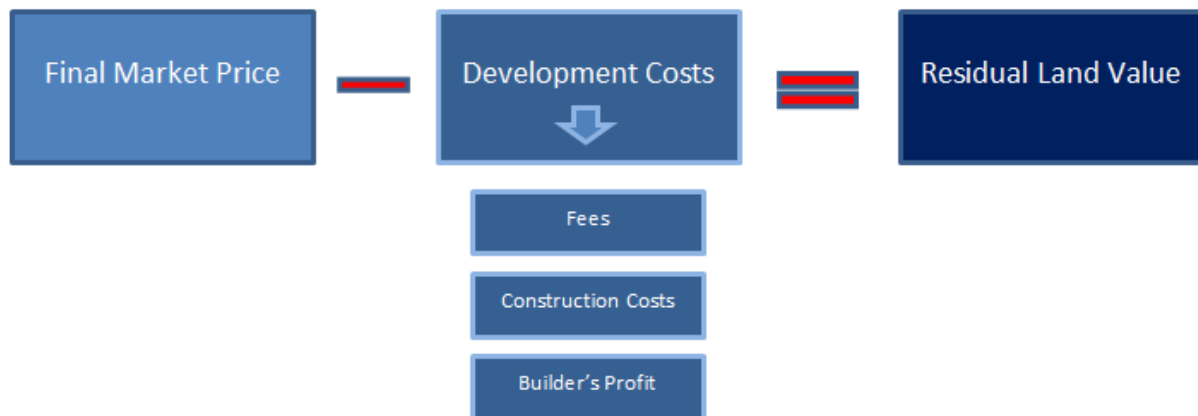
### Construction Costs

Direct costs for the pro forma models draw from other recent studies of comparable construction in outlying San Diego County<sup>2,3</sup>. Indirect costs are largely based on ratios with hard costs typically used in planning-level cost estimation.

<sup>2</sup> "Land Use Economic Analysis San Diego County General Plan," Keyser Marston Associates Inc. 2018

<sup>3</sup> "Transfer of Development Rights (TDR) Program Illustrative Feasibility Analysis TO," AECOM. 2018

**Figure 1.1: RESIDUAL LAND VALUE INFOGRAPHIC**



**Table 2.1: ALPINE LAND USE PROTOTYPES (without infrastructure costs)**

Land Use Designation	Built Sq.Ft.	Lot Sq.Ft.	Lot Acres	On-Site/Sq.Ft. or Allocation	Hard Cost/Sq.Ft.	Market value/built Sq.Ft.	Market Value/Unit	RLV/Built Sq.Ft.	RLV/Land Sq.Ft.	RLV/Unit**
General Commercial*	112,820	43,560	1	\$5.00/ Sq.Ft.	\$100	\$254	NA	\$16.70	\$6.18	N/A
Rural Commercial*	57,499	43,560	1	\$5.00/Sq.Ft.	\$100	\$254	NA	\$14.25	\$4.70	N/A
Rural Lands(RL-40)	4,000	1,742,400	40	\$250,000	\$90	\$266	\$1,064,000	\$8.90	\$0.02	\$36,000
Rural Lands(RL-20)	4,000	871,200	20	\$250,000	\$90	\$266	\$1,064,000	\$8.90	\$0.04	\$36,000
Semi-Rural Residential (SR-10)	3,500	435,600	10	\$200,000	\$95	\$274	\$959,000	\$13.77	\$0.11	\$48,000
Semi-Rural Residential (SR-4)	3,500	174,240	4	\$200,000	\$95	\$274	\$959,000	\$13.77	\$0.28	\$48,000
Semi-Rural Residential (SR-2)	3,500	87,120	2	\$175,000	\$95	\$274	\$959,000	\$22.76	\$0.91	\$80,000
Semi-Rural Residential (SR-1)	3,500	43,560	1	\$175,000	\$95	\$274	\$959,000	\$22.76	\$1.83	\$80,000
Village Residential (VR-2)	3,250	21,780	1	\$150,000	\$100	\$280	\$910,000	\$23.94	\$3.57	\$78,000
Village Residential (VR-4.3)	3,200	10,130	0.23	\$10.00/ Sq.Ft.	\$110	\$280	\$896,000	\$26.35	\$8.32	\$84,000
Village Residential (VR-7.3)	2,200	5,967	0.14	\$15.00/ Sq.Ft.	\$115	\$320	\$704,000	\$31.12	\$11.47	\$68,000
Village Residential (VR-10.9)	2,000	3,996	0.09	\$15.00/ Sq.Ft.	\$120	\$325	\$650,000	\$39.17	\$19.60	\$78,000

Sources: County of San Diego, Rick Engineering, Costar, Zillow Research, Trulia, Redfin, AECOM

\*Commercial Land uses are determined by Floor to Area Ratio (FAR) and could include buildings with multiple stories.

\*\*Numbers are rounded and may not sum

**Table 2.2: LOW DENSITY ALPINE LAND USE PROTOTYPES (100% Buildout with infrastructure costs)**

Land Use Designation	Built Sq.Ft.	Lot Sq.Ft.	Lot Acres	On-Site/Sq.Ft. or Allocation	Hard Cost/Sq.Ft.	Market value/built Sq.Ft.	Market Value/Unit	RLV/Built Sq.Ft.	RLV/Land Sq.Ft.	RLV/Unit**
General Commercial*	112,820	43,560	1	\$5.00	\$100	\$254	NA	\$16.70	\$6.18	N/A
Rural Commercial*	57,499	43,560	1	\$5.00	\$100	\$254	NA	\$14.25	\$4.70	N/A
Rural Lands(RL-40)	4,000	1,742,400	40	\$250,000	\$90	\$266	\$1,064,000	-\$82.41	-\$0.19	-\$330,000
Rural Lands(RL-20)	4,000	871,200	20	\$250,000	\$90	\$266	\$1,064,000	-\$222.20	-\$1.02	-\$888,000
Semi-Rural Residential (SR-10)	3,500	435,600	10	\$200,000	\$95	\$274	\$959,000	-\$288.42	-\$2.32	-\$1,009,000
Semi-Rural Residential (SR-4)	3,500	174,240	4	\$200,000	\$95	\$274	\$959,000	-\$186.71	-\$3.75	-\$653,000
Semi-Rural Residential (SR-1)	3,500	43,560	1	\$175,000	\$95	\$274	\$959,000	-\$19.75	-\$1.59	-\$69,000
Village Residential (VR-2)	3,250	21,780	1	\$150,000	\$100	\$280	\$910,000	\$2.49	\$0.37	\$8,000

Sources: County of San Diego, RICK Engineering, Costar, Zillow Research, Trulia, Redfin, AECOM

\*Commercial Land uses are determined by Floor to Area Ratio (FAR) and could include buildings with multiple stories.

\*\*Numbers are rounded and may not sum

**Table 2.3: MODERATE DENSITY ALPINE LAND USE PROTOTYPES (100% Buildout with infrastructure costs)**

Land Use Designation	Built Sq.Ft.	Lot Sq.Ft.	Lot Acres	On-Site/Sq.Ft. or Allocation.	Hard Cost/Sq.Ft.	Market value/built Sq.Ft.	Market Value/Unit	RLV/Built Sq.Ft.	RLV/Land Sq.Ft.	RLV/Unit**
General Commercial*	112,820	43,560	1	\$5.00	\$100	\$254	NA	\$16.70	\$6.18	N/A
Rural Commercial*	57,499	43,560	1	\$5.00	\$100	\$254	NA	\$14.25	\$4.70	N/A
Rural Lands(RL-20)	4,000	871,200	20	\$250,000	\$90	\$266	\$1,064,000	-\$69.59	-\$0.32	-\$278,000
Semi-Rural Residential (SR-2)	3,500	87,120	2	\$175,000	\$95	\$274	\$959,000	-\$35.30	-\$1.42	-\$124,000
Semi-Rural Residential (SR-1)	3,500	43,560	1	\$175,000	\$95	\$274	\$959,000	-\$56.39	-\$4.53	-\$197,000
Semi-Rural Residential (SR-0.5)	3,250	21,780	0.5	\$150,000	\$100	\$280	\$910,000	\$4.49	\$0.67	-\$7,000
Village Residential (VR-2)	3,250	21,780	0.5	\$150,000	\$100	\$280	\$910,000	\$4.49	\$0.67	\$15,000
Village Residential (VR-4.3)	3,200	10,130	0.23	\$10.00/ Sq.Ft.	\$110	\$280	\$896,000	\$5.09	\$1.61	\$16,000
Sources: County of San Diego, RICK Engineering, Costar, Zillow Research, Trulia, Redfin, AECOM										
*Commercial Land uses are determined by Floor to Area Ratio (FAR) and could include buildings with multiple stories.										
**Numbers are rounded										

**Table 2.4: HIGH-DENSITY ALPINE LAND USE PROTOTYPES (100% Buildout with infrastructure costs)**

Land Use Designation	Built Sq.Ft.	Lot Sq.Ft.	Lot Acres	On-Site/Sq.Ft. or Allocation.	Hard Cost/Sq.Ft.	Market value/built Sq.Ft.	Market Value/Unit	RLV/Built Sq.Ft.	RLV/Land Sq.Ft.	RLV/Unit**
General Commercial*	112,820	43,560	1	\$5.00	\$100	\$254	NA	\$16.70	\$6.18	N/A
Rural Lands(RL-20)	4,000	871,200	20	\$250,000	\$90	\$266	\$1,064,000	-\$5.60	-\$0.03	-\$22,000
Semi-Rural Residential (SR-10)	3,500	435,600	10	\$200,000	\$95	\$274	\$959,000	-\$18.93	-\$0.15	-\$66,000
Semi-Rural Residential (SR-1)	3,500	43,560	1	\$175,000	\$95	\$274	\$959,000	-\$19.59	-\$1.57	-\$69,000
Village Residential (VR-2)	3,250	21,780	1	\$150,000	\$100	\$280	\$910,000	\$1.89	\$0.28	\$6,000
Village Residential (VR-4.3)	3,200	10,130	0.23	\$10.00/ Sq.Ft.	\$110	\$280	\$896,000	\$10.57	\$3.34	\$34,000
Village Residential (VR-7.3)	2,200	5,967	0.14	\$15.00/ Sq.Ft.	\$115	\$320	\$704,000	\$6.65	\$2.45	\$15,000
Village Residential (VR-10.9)	2,000	3,996	0.09	\$15.00/ Sq.Ft.	\$120	\$325	\$650,000	N/A	N/A	N/A
Sources: County of San Diego, RICK Engineering, Costar, Zillow Research, Trulia, Redfin, AECOM										
*Commercial Land uses are determined by Floor to Area Ratio (FAR) and could include buildings with multiple stories.										
**Numbers are rounded										

### 3. Conclusion

The Very-Low Density alternative is financially feasible in all Buildout Scenarios, while the Low, Moderate and High-Density alternatives are financially infeasible under current market conditions. While single family homes on less dense land uses dominate the current real estate market in Alpine, denser residential land uses offer significant residual land value. Market demand for these land uses outside of urban centers will determine their long-term market feasibility.

SANDAG estimates that incremental demand for housing would increase by 2,713 units between 2016 and 2050. The total units would then reach 9,849 by 2050, occupying 18,620 acres in the Alpine Community Planning Area (According to the Alpine Community Plan Existing Conditions report prepared by AECOM). The four land use alternatives allow for the addition of between 75 (Very Low Scenario) and 2,493 (High-Density Scenario) incremental dwelling units. This represents a potentially substantial increase in population for the area. Although the RICK Engineering study incorporates the expansion of fire-rescue and the AECOM development fees cover other public services, these costs may need to be adjusted according to future demographic changes.

Proposed commercial uses would also vary depending on the build-out of the land use alternatives. While higher-density alternatives could support the demand for an additional grocery-store anchored community retail center, lower-density alternatives would likely result in demand for less dense additional commercial land uses in the village of Alpine.



# Appendix A Infrastructure Costs

Appendix A shows the infrastructure costs for every land use and corresponding dwelling unit provided by RICK Engineering.

## 100% Buildout

Table A.1: LOW-DENSITY DEVELOPMENT SCENARIO INFRASTRUCTURE COSTS (100% Buildout)				
Land Use Designation	Description	Dwelling Units (DU)	Cost	Cost/DU
Village Residential (VR-2)	2 units per gross acre	365	\$20,227,033	\$55,417
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	24	\$2,837,453	\$118,227
Semi-Rural Residential (SR-4)	1 unit per 4, 8 or 16 gross acres	19	\$10,595,269	\$557,646
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	1	\$840,586	\$840,586
Rural Lands (RL-20)	1 unit per 20 gross acres	4	\$2,938,569	\$734,642
Rural Lands (RL-40)	1 unit per 40 gross acres	16	\$4,644,376	\$290,273
Alpine Blvd.			\$8,094,506	N/A
Community Facilities			\$19,800,000	N/A
<b>Total</b>		<b>429</b>	<b>\$69,977,792</b>	<b>\$163,118</b>
Source: RICK Engineering				

Table A.2: MODERATE-DENSITY DEVELOPMENT SCENARIO INFRASTRUCTURE COSTS (100% Buildout)				
Land Use Designation	Description	Dwelling Units (DU)	Cost	Cost/DU
Village Residential (VR-4.3)	4.3 units per gross acre	283	\$15,297,442	\$54,055
Village Residential (VR-2)	2 units per gross acre	303	\$15,228,665	\$50,260
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	68	\$14,970,487	\$220,154
Semi-Rural Residential (SR-2)	1 unit per 2, 4 or 8 gross acres	160	\$25,838,222	\$161,489
Rural Lands (RL-20)	1 unit per 20 gross acres	15	\$3,742,819	\$249,521
Rural Lands (RL-40)	1 unit per 40 gross acres	0	N/A	N/A
Semi-Rural Residential (SR-0.5)	1 unit per 0.5, 1 or 2 gross acres	68	\$4,583,362	\$67,402
Alpine Blvd.			\$11,486,998	N/A
Community Facilities			\$35,993,750	N/A
<b>Total</b>		<b>897</b>	<b>\$127,141,744</b>	<b>\$141,741</b>
Source: RICK Engineering				

Table A.3: HIGH-DENSITY DEVELOPMENT SCENARIO INFRASTRUCTURE COSTS (100% Buildout)				
Land Use Designation	Description	Dwelling Units (DU)	Cost	Cost/DU
Village Residential (VR-10.9)	10.9 units per gross acre	0	0	N/A
Village Residential (VR-7.3)	7.3 units per gross acre	782	\$33,458,550	\$42,786
Village Residential (VR-4.3)	4.3 units per gross acre	452	\$18,141,084	\$40,135
Village Residential (VR-2)	2 units per gross acre	864	\$49,211,724	\$56,958
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	383	\$45,114,180	\$117,792
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	8	\$727,760	\$90,970
Rural Lands (RL-20)	1 unit per 20 gross acres	4	\$184,365	\$46,091
Alpine Blvd.			\$10,571,153	N/A
Community Facilities			\$43,250,000	N/A
<b>Total</b>		<b>2,493</b>	<b>\$200,658,816</b>	<b>\$80,489</b>
Source: RICK Engineering				

**90% Buildout**

Table A.7: LOW-DENSITY DEVELOPMENTSCENARIO INFRASTRUCTURE COSTS (90% Buildout)					
Land Use Designation	Description	Dwelling Units (DU)	Cost	Cost/DU	
Village Residential (VR-2)	2 unitspergross acre	329	\$20,227,033	\$61,480	
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	22	\$2,837,453	\$128,975	
Semi-Rural Residential (SR-4)	1 unit per 4, 8 or 16 gross acres	18	\$10,595,269	\$588,626	
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	1	\$840,586	\$840,586	
Rural Lands(RL-20)	1 unit per 20 gross acres	4	\$2,938,569	\$734,642	
Rural Lands(RL-40)	1 unit per 40 gross acres	15	\$4,644,376	\$309,625	
Alpine Blvd.			\$8,094,506	N/A	
Community Facilities			\$19,800,000	N/A	
Total		389	\$69,977,792	\$179,891	
Source: RICK Engineering					

Table A.8: MODERATE-DENSITY DEVELOPMENT SCENARIO INFRASTRUCTURE COSTS (90% Buildout)					
Land Use Designation	Description	Dwelling Units (DU)	Cost	Cost/DU	
Village Residential (VR-4.3)	4.3 units per gross acre	255	\$15,297,442	\$59,990	
Village Residential (VR-2)	2 units per gross acre	273	\$15,228,665	\$55,783	
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	62	\$14,970,487	\$241,459	
Semi-Rural Residential (SR-2)	1 unit per 2, 4 or 8 gross acres	144	\$25,838,222	\$179,432	
Rural Lands (RL-20)	1 unit per 20 gross acres	14	\$3,742,819	\$267,344	
Rural Lands (RL-40)	1 unit per 40 gross acres	0	N/A	N/A	
Semi-Rural Residential (SR-0.5)	1 unit per 0.5, 1 or 2 gross acres	62	\$4,583,362	\$73,925	
Alpine Blvd.			\$11,486,998	N/A	
Community Facilities			\$35,993,750	N/A	
Total		810	\$127,141,744	\$156,965	
Source: RICK Engineering					

Table A.9: HIGH-DENSITY DEVELOPMENTSCENARIO INFRASTRUCTURE COSTS (90% Buildout)				
Land Use Designation	Description	Dwelling Units (DU)	Cost	Cost/DU
Village Residential (VR-10.9)	10.9 unitspergross acre	0	0	0
Village Residential (VR-7.3)	7.3 unitspergross acre	704	\$33,458,550	\$47,526
Village Residential (VR-4.3)	4.3 unitspergross acre	407	\$18,141,084	\$44,573
Village Residential (VR-2)	2 unitspergross acre	778	\$49,211,724	\$63,254
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	345	\$45,114,180	\$130,766
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	8	\$727,760	\$90,970
Rural Lands (RL-20)	1 unit per 20 gross acres	4	\$184,365	\$46,091
Alpine Blvd.			\$10,571,153	
Community Facilities			\$43,250,000	
Total		2246	\$200,658,816	\$89,341
Source: RICK Engineering				

**70% Buildout**

<b>Table A.4: LOW-DENSITY DEVELOPMENT SCENARIO INFRASTRUCTURE COSTS (70% Buildout)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Dwelling Units (DU)</b>	<b>Cost</b>	<b>Cost/DU</b>
Village Residential (VR-2)	2 units per gross acre	256	\$20,227,033	\$79,012
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	17	\$2,837,453	\$166,909
Semi-Rural Residential (SR-4)	1 unit per 4, 8 or 16 gross acres	14	\$10,595,269	\$756,805
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	1	\$840,586	\$840,586
Rural Lands (RL-20)	1 unit per 20 gross acres	3	\$2,938,569	\$979,523
Rural Lands (RL-40)	1 unit per 40 gross acres	12	\$4,644,376	\$387,031
Alpine Blvd.			\$8,094,506	N/A
Community Facilities			\$19,800,000	N/A
<b>Total</b>		<b>303</b>	<b>\$69,977,792</b>	<b>\$230,950</b>
<b>Source: RICK Engineering</b>				

<b>Table A.5: MODERATE-DENSITY DEVELOPMENT SCENARIO INFRASTRUCTURE COSTS (70% Buildout)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Dwelling Units (DU)</b>	<b>Cost</b>	<b>Cost/DU</b>
Village Residential (VR-4.3)	4.3 units per gross acre	199	\$15,297,442	\$76,872
Village Residential (VR-2)	2 units per gross acre	213	\$15,228,665	\$71,496
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	48	\$14,970,487	\$311,885
Semi-Rural Residential (SR-2)	1 unit per 2, 4 or 8 gross acres	112	\$25,838,222	\$230,698
Rural Lands (RL-20)	1 unit per 20 gross acres	11	\$3,742,819	\$340,256
Rural Lands (RL-40)	1 unit per 40 gross acres	0	N/A	N/A
Semi-Rural Residential (SR-0.5)	1 unit per 0.5, 1 or 2 gross acres	48	\$4,583,362	\$95,487
Alpine Blvd.			\$11,486,998	N/A
Community Facilities			\$35,993,750	N/A
<b>Total</b>		<b>631</b>	<b>\$127,141,744</b>	<b>\$201,492</b>
<b>Source: RICK Engineering</b>				

<b>Table A.6: HIGH-DENSITY DEVELOPMENT SCENARIO INFRASTRUCTURE COSTS (70% Buildout)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Dwelling Units (DU)</b>	<b>Cost</b>	<b>Cost/DU</b>
Village Residential (VR-10.9)	10.9 units per gross acre	0	0	0
Village Residential (VR-7.3)	7.3 units per gross acre	548	\$33,458,550	\$61,056
Village Residential (VR-4.3)	4.3 units per gross acre	317	\$18,141,084	\$57,227
Village Residential (VR-2)	2 units per gross acre	605	\$49,211,724	\$81,342
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	269	\$45,114,180	\$167,711
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	6	\$727,760	\$121,293
Rural Lands (RL-20)	1 unit per 20 gross acres	3	\$184,365	\$61,455
Alpine Blvd.			\$10,571,153	
Community Facilities			\$43,250,000	
<b>Total</b>		<b>1,748</b>	<b>\$200,658,816</b>	<b>\$114,793</b>
<b>Source: RICK Engineering</b>				

## Appendix B Prototype Assumptions

Appendix B provides context for assumptions made in developing the prototypes for dwelling units according to each land use.

### On-site Improvements and Landscaping.

Through a comparative analysis of recent transactions in Alpine and comparable communities (Ramona, Fallbrook, Jamul, Descanso), AECOM found consistency in the developed area of lots between 4 and 20 acres in size within a certain range roughly proportional to the size of the lot. Many homes on large lots had improved/developed relatively small proportions of the overall surface area. **Image B.1** shows a common example of 10-12 acre lots in Alpine.

**Image B.2** shows common examples of 4-6 acre lots. Thus, an allotment was assigned for each SR and RL prototype based on comparative analysis of development costs and AECOM assumptions from similar land use developments in southern California.

**Image B.1: On-site Improvements for 10-12 Acre Lots**



Image Source: Zillow

**Image B.2: On-site Improvements for 4-6 Acre Lots**



Image Source: Zillow

## General and Rural Commercial Prototype

Through a comparative analysis of commercial land uses, cap rates and rents in Alpine and comparable communities (Ramona, Fallbrook), AECOM developed a prototype for general and rural commercial land uses that could be supported in the Development Area. Commercial land uses tend to be lower density than allowed in the County Plan, although proximity to the village center and higher-density residential land uses correlate with higher-density commercial. The prototype for General Commercial on roughly 7 acres is a grocery-anchored community center (or other anchored community center) with a Floor to Area Ratio (FAR) of approximately 0.37. **Image B.3** shows a comparable Alpine establishment in Alpine from a specific plan. The prototype for Rural Commercial on roughly 4 acres would be a combination of retail establishments with an average FAR of 0.3. **Image B.4** and **Image B.5** show relevant examples from Alpine.

**Image B.3: Neighborhood Community Center in Alpine**

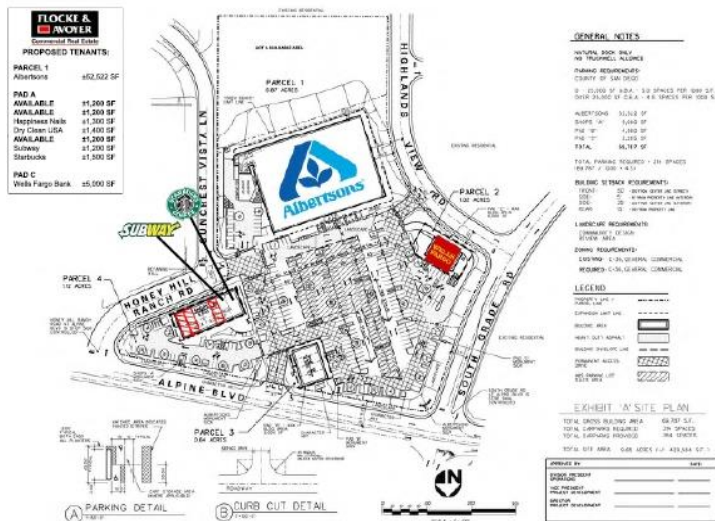


Image Source: Costar

### Image B.4

### Image B.5





Image Source: Costar

### Semi-Rural Prototype



Image Source: Zillow

### Rural Lands Prototype

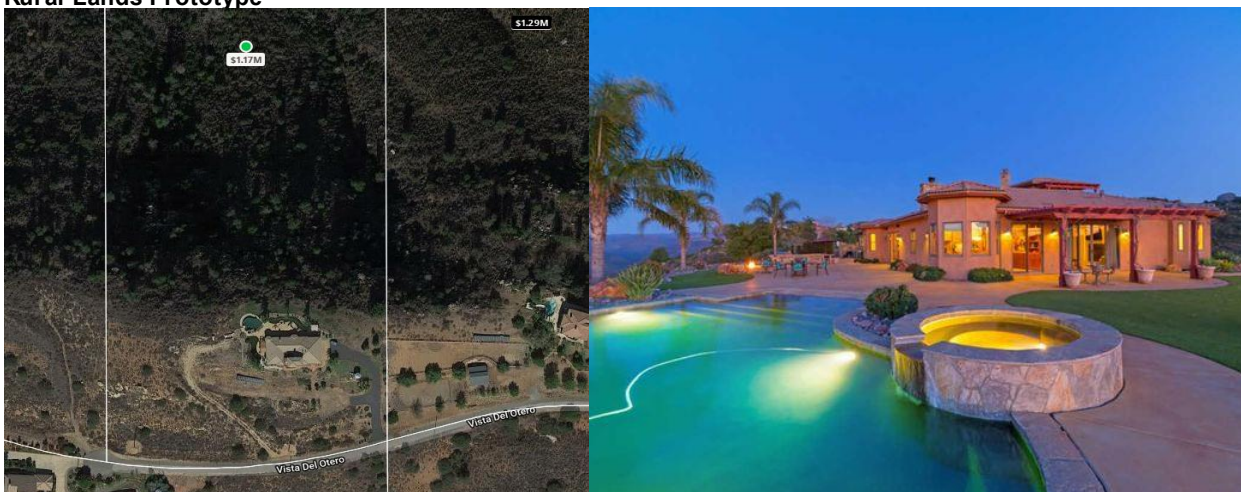


Image Source: Zillow

**Village Residential Prototypes VR-2, VR-4.3, VR-10.9 in Alpine**



# Appendix C Land Use Scenarios Without Infrastructure Costs

Appendix C shows the residual land values for each land use first independent of the infrastructure costs calculated by RICK Engineering, then as a total once these costs are deducted as a lump sum. These calculations lend insight into possible financial options.

## Low

Table C.1: LOW-DENSITY DEVELOPMENT SCENARIO (100% Buildout without infrastructure costs)				
Land Use Designation	Description	Acreage	Dwelling Units	Residual Land Value*
Village Residential (VR-2)	2 units per gross acre	183.9	365	\$28,404,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	43.1	24	\$1,912,000
Semi-Rural Residential (SR-4)	1 unit per 4, 8 or 16 gross acres	318.5	19	\$916,000
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	84	1	\$48,000
Rural Lands (RL-20)	1 unit per 20 gross acres	179.1	4	\$142,000
Rural Lands (RL-40)	1 unit per 40 gross acres	709.3	16	\$569,000
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		79.1	0	N/A
<b>Total</b>		<b>1608</b>	<b>429</b>	<b>\$34,707,000</b>
Estimated Infrastructure Cost				\$69,978,000
<b>Total After Infrastructure</b>				<b>(\$35,271,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Numbers are rounded and may not sum				

Table C.2: LOW-DENSITY DEVELOPMENT SCENARIO (90% Buildout without infrastructure costs)				
Land Use Designation	Description	Acreage	Dwelling Units	Residual Land Value*
Village Residential (VR-2)	2 units per gross acre	183.9	329	\$23,043,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	43.1	22	\$1,577,000
Semi-Rural Residential (SR-4)	1 unit per 4, 8 or 16 gross acres	318.5	18	\$781,000
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	84	1	\$43,000
Rural Lands (RL-20)	1 unit per 20 gross acres	179.1	4	\$128,000
Rural Lands (RL-40)	1 unit per 40 gross acres	709.3	15	\$480,000
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		79.1	0	N/A
<b>Total</b>		<b>1608</b>	<b>389</b>	<b>\$28,768,000</b>
Estimated Infrastructure Cost				\$69,978,000
<b>Total After Infrastructure</b>				<b>(\$41,210,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Numbers are rounded and may not sum				



<b>Table C.3: LOW-DENSITY DEVELOPMENT SCENARIO (70% Buildout without infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value*</b>
Village Residential (VR-2)	2 units per gross acre	183.9	256	\$19,922,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	43.1	17	\$1,354,000
Semi-Rural Residential (SR-4)	1 unit per 4, 8 or 16 gross acres	318.5	14	\$675,000
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	84	1	\$48,000
Rural Lands (RL-20)	1 unit per 20 gross acres	179.1	3	\$107,000
Rural Lands (RL-40)	1 unit per 40 gross acres	709.3	12	\$427,000
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		79.1	0	N/A
<b>Total</b>		<b>1608</b>	<b>303</b>	<b>\$25,248,000</b>
Estimated Infrastructure Cost				\$69,978,000
<b>Total After Infrastructure</b>				<b>(\$44,729,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Numbers are rounded and may not sum				

**Moderate**

<b>Table C.4: MODERATE-DENSITY DEVELOPMENT SCENARIO (100% Buildout without infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value*</b>
Village Residential (VR-4.3)	4.3 units per gross acre	87.6	283	\$23,861,000
Village Residential (VR-2)	2 units per gross acre	106	303	\$23,580,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	308.4	68	\$5,416,000
Semi-Rural Residential (SR-2)	1 unit per 2, 4 or 8 gross acres	695.04	160	\$12,744,000
Rural Lands (RL-20)	1 unit per 20 gross acres	278.3	15	\$534,000
Rural Lands (RL-40)	1 unit per 40 gross acres	272.9	0	\$0
Semi-Rural Residential (SR-0.5)	1 unit per 0.5, 1 or 2 gross acres	55.9	68	\$5,292,000
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		156.9	0	N/A
<b>Total</b>		<b>1,972</b>	<b>897</b>	<b>\$74,141,000</b>
Estimated Infrastructure Cost				\$127,142,000
<b>Total After Infrastructure</b>				<b>(\$53,000,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Numbers are rounded and may not sum				

<b>Table C.5: MODERATE-DENSITY DEVELOPMENT SCENARIO (90% Buildout without infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value*</b>
Village Residential (VR-4.3)	4.3 units per gross acre	87.6	255	\$19,350,000
Village Residential (VR-2)	2 units per gross acre	106	273	\$19,120,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	308.4	62	\$4,444,000
Semi-Rural Residential (SR-2)	1 unit per 2, 4 or 8 gross acres	695.04	144	\$10,322,000
Rural Lands (RL-20)	1 unit per 20 gross acres	278.3	14	\$448,000
Rural Lands (RL-40)	1 unit per 40 gross acres	272.9	0	\$0
Semi-Rural Residential (SR-0.5)	1 unit per 0.5, 1 or 2 gross acres	55.9	62	\$4,342,000
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		156.9	0	N/A
<b>Total</b>		<b>1,972</b>	<b>810</b>	<b>\$60,743,000</b>
Estimated Infrastructure Cost				\$127,142,000
<b>Total After Infrastructure</b>				<b>(\$66,398,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Numbers are rounded and may not sum				

<b>Table C.6: MODERATE-DENSITY DEVELOPMENT SCENARIO (70% Buildout without infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value*</b>
Village Residential (VR-4.3)	4.3 units per gross acre	87.6	199	\$16,778,000
Village Residential (VR-2)	2 units per gross acre	106	213	\$16,576,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	308.4	48	\$3,823,000
Semi-Rural Residential (SR-2)	1 unit per 2, 4 or 8 gross acres	695.04	112	\$8,921,000
Rural Lands (RL-20)	1 unit per 20 gross acres	278.3	11	\$391,000
Rural Lands (RL-40)	1 unit per 40 gross acres	272.9	0	\$0
Semi-Rural Residential (SR-0.5)	1 unit per 0.5, 1 or 2 gross acres	55.9	48	\$3,735,000
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Rural Commercial	.35 or .6 FAR	4	N/A	\$741,000
Public Agency Lands		156.9	0	N/A
<b>Total</b>		<b>1,972</b>	<b>631</b>	<b>\$52,940,000</b>
Estimated Infrastructure Cost				\$127,142,000
<b>Total After Infrastructure</b>				<b>(\$74,202,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
*Numbers are rounded and may not sum				

**High**

<b>Table C.7: HIGH-DENSITY DEVELOPMENT SCENARIO (100% Buildout without infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value*</b>
Village Residential (VR-10.9)	10.9 units per gross acre	121.9	0	N/A
Village Residential (VR-7.3)	7.3 units per gross acre	143.5	782	\$53,533,000
Village Residential (VR-4.3)	4.3 units per gross acre	106	452	\$38,109,000
Village Residential (VR-2)	2 units per gross acre	482.7	864	\$67,237,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	873.3	383	\$30,505,000
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	119	8	\$386,000
Rural Lands (RL-20)	1 unit per 20 gross acres	80	4	\$142,000
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Public Agency Lands		156.6	0	N/A
<b>Total</b>		<b>2,090</b>	<b>2493</b>	<b>\$191,887,000</b>
Estimated Infrastructure Cost				\$200,659,000
<b>Total After Infrastructure</b>				<b>(\$8,772,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
* Numbers are rounded and may not sum				

<b>Table C.8: HIGH-DENSITY DEVELOPMENT SCENARIO (90% Buildout without infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value*</b>
Village Residential (VR-10.9)	10.9 units per gross acre	121.9	0	\$0
Village Residential (VR-7.3)	7.3 units per gross acre	143.5	704	\$43,374,000
Village Residential (VR-4.3)	4.3 units per gross acre	106	407	\$30,884,000
Village Residential (VR-2)	2 units per gross acre	482.7	778	\$54,490,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	873.3	345	\$24,731,000
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	119	8	\$347,000
Rural Lands (RL-20)	1 unit per 20 gross acres	80	4	\$128,000
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Public Agency Lands		156.6	0	N/A
<b>Total</b>		<b>2,090</b>	<b>2246</b>	<b>\$155,928,000</b>
Estimated Infrastructure Cost				\$200,659,000
<b>Total After Infrastructure</b>				<b>(\$44,731,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
* Numbers are rounded and may not sum				

<b>Table C.9: HIGH-DENSITY DEVELOPMENT SCENARIO (70% Buildout without infrastructure costs)</b>				
<b>Land Use Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Dwelling Units</b>	<b>Residual Land Value*</b>
Village Residential (VR-10.9)	10.9 units per gross acre	121.9	0	\$0
Village Residential (VR-7.3)	7.3 units per gross acre	143.5	548	\$37,514,000
Village Residential (VR-4.3)	4.3 units per gross acre	106	317	\$26,727,000
Village Residential (VR-2)	2 units per gross acre	482.7	605	\$47,081,000
Semi-Rural Residential (SR-1)	1 unit per 1, 2 or 4 gross acres	873.3	269	\$21,425,000
Semi-Rural Residential (SR-10)	1 unit per 10 or 20 gross acres	119	6	\$289,000
Rural Lands (RL-20)	1 unit per 20 gross acres	80	3	\$107,000
General Commercial	.45 or .70 FAR	7	N/A	\$1,975,000
Public Agency Lands		156.6	0	N/A
<b>Total</b>		<b>2,090</b>	<b>1748</b>	<b>\$135,119,000</b>
Estimated Infrastructure Cost				\$200,659,000
<b>Total After Infrastructure</b>				<b>(\$65,540,000)</b>
Source: County of San Diego, RICK Engineering, AECOM				
* Numbers are rounded and may not sum				