

County of San Diego
Housing Element Inventory
Alpine

| Map Reference | Assessor's Parcel Number | Acres | Existing Land Use | General Plan/Zoning | Density (acres) | Potential Units | Notes |
|---------------|--------------------------|-------|--|-------------------------------|-----------------|-----------------|--|
| A1-1 | 4033805600 | 9.31 | Vacant (Extractive Industry) | VR20 | 20 | 148 | Common ownership among all A1-1 parcels |
| A1-1 | 4033805000 | 3.5 | <i>Underutilized (Single Family Residential)</i> | VR15 | 15 | 42 | <i>Common ownership among all A1-1 parcels; split designated parcel - 3.5ac in VR15</i> |
| A1-1 | 4033804900 | 4.97 | Vacant (Extractive Industry) | VR20 | 20 | 79 | Common ownership among all A1-1 parcels; split designated parcel - 4.97ac in VR20 |
| A1-1 | 4033801400 | 2.6 | Vacant | VR15 | 15 | 31 | <i>Common ownership among all A1-1 parcels</i> |
| A1-2 | 4033910700 | 0.51 | Vacant | VR15 | 15 | 6 | |
| A1-2 | 4033910300 | 18.11 | Vacant | VR15 | 15 | 217 | |
| A2-1 | 4031910700 | 4.37 | Vacant | VR15 | 15 | 52 | |
| A2-2 | 4033700400 | 2.58 | Vacant | VR10.9 | 10.9 | 22 | |
| A3-1 | 4032621400 | 0.72 | <i>Underutilized (Arterial Commercial)</i> | <i>Village Core Mixed Use</i> | 20 | 11 | <i>Maximum density is 30 units per acre; this site was evaluated for a density of 20 units per acre to reflect expected yield.</i> |
| A4-1 | 4032711200 | 1.39 | <i>Underutilized (Single Family Residential)</i> | VR15 | 15 | 16 | |
| A4-2 | 4033200100 | 5.75 | Vacant | VR15 | 15 | 69 | |
| A4-2 | 4032923600 | 0.31 | Vacant | VR15 | 15 | 3 | |
| A4-2 | 4032920400 | 0.67 | <i>Vacant (in VR15 area)</i> | VR15 | 15 | 8 | <i>Split designated parcel - 0.67ac in VR15</i> |
| A4-2 | 4032920300 | 1.19 | Vacant | VR15 | 15 | 13 | Split designated parcel - 1.19ac in VR16 |
| A4-3 | 4033202300 | 0.25 | Vacant | VR15 | 15 | 3 | |
| A4-3 | 4033202400 | 0.25 | Vacant | VR15 | 15 | 3 | |

| Map Reference | Assessor's Parcel Number | Acres | Existing Land Use | General Plan/Zoning | Density (acres) | Potential Units | Notes |
|---------------|--------------------------|-------|--|-------------------------------|-----------------|-----------------|--|
| A5-1 | 4033500200 | 1.62 | <i>Underutilized (Single Family Residential)</i> | VR15 | 15 | 19 | |
| A6-1 | 4032204700 | 1.37 | Vacant | VR15 | 15 | 16 | |
| A6-2 | 4032502900 | 1.24 | <i>Underutilized (Single Family Residence)</i> | <i>Village Core Mixed Use</i> | 20 | 19 | <i>Maximum density is 30 units per acre; this site was evaluated for a density of 20 units per acre to reflect expected yield.</i> |

Total

783

Note: Village Core Mixed Use designation allows residential development as a primary use on the entire site.

Density is based on General Plan designation.

Potential units based on 80% yield of allowed density.

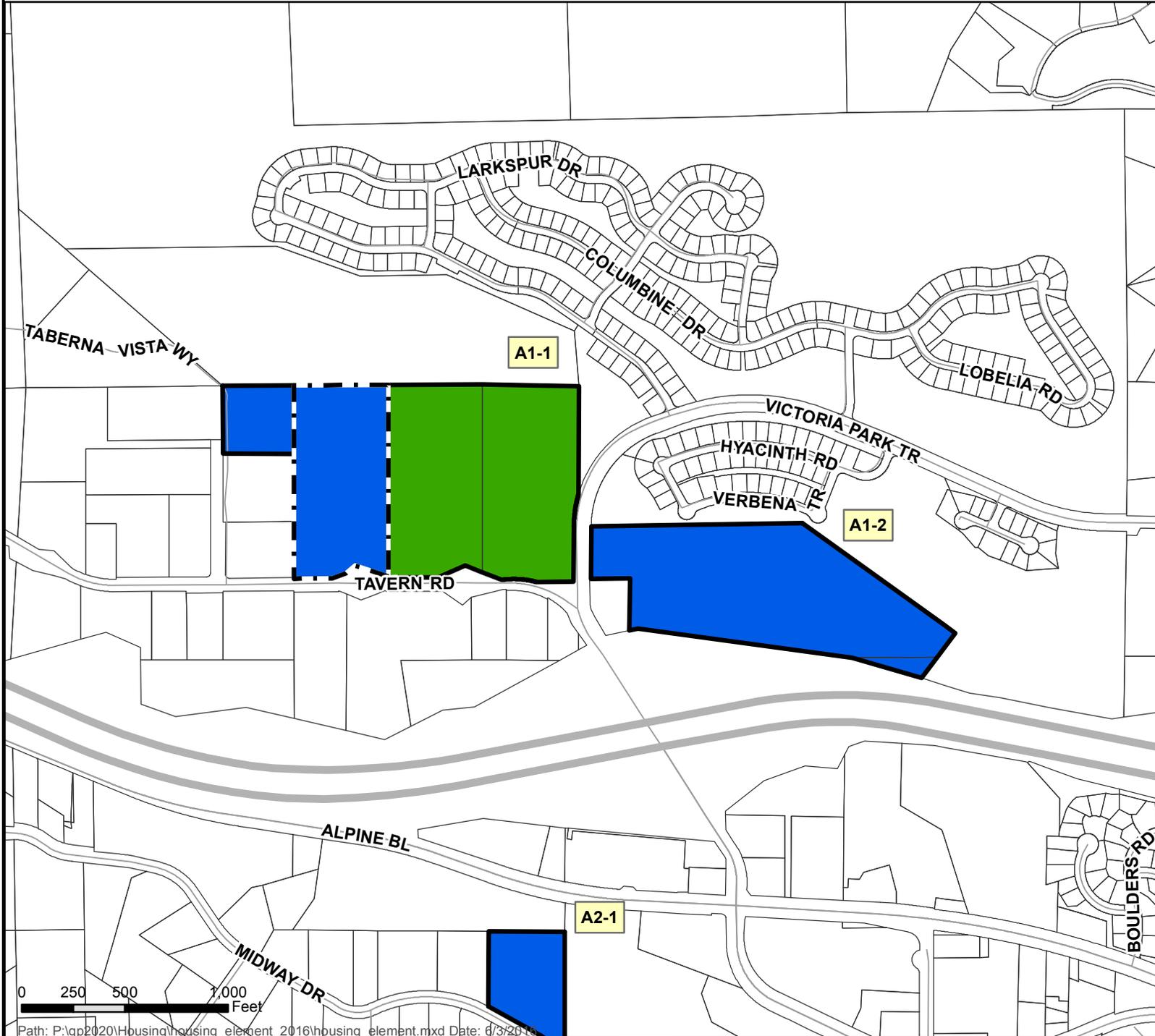
Entries in italics are new sites that were not in the 4th Cycle Inventory.

Alpine Community Planning Area A1

Housing Element Sites Inventory

Legend

- 20 du/acre
- 15 du/acre
- Vacant Site
- Underutilized Site



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Alpine Community Planning Area A1 - Aerial

Housing Element Sites Inventory

Legend

 Potential Sites



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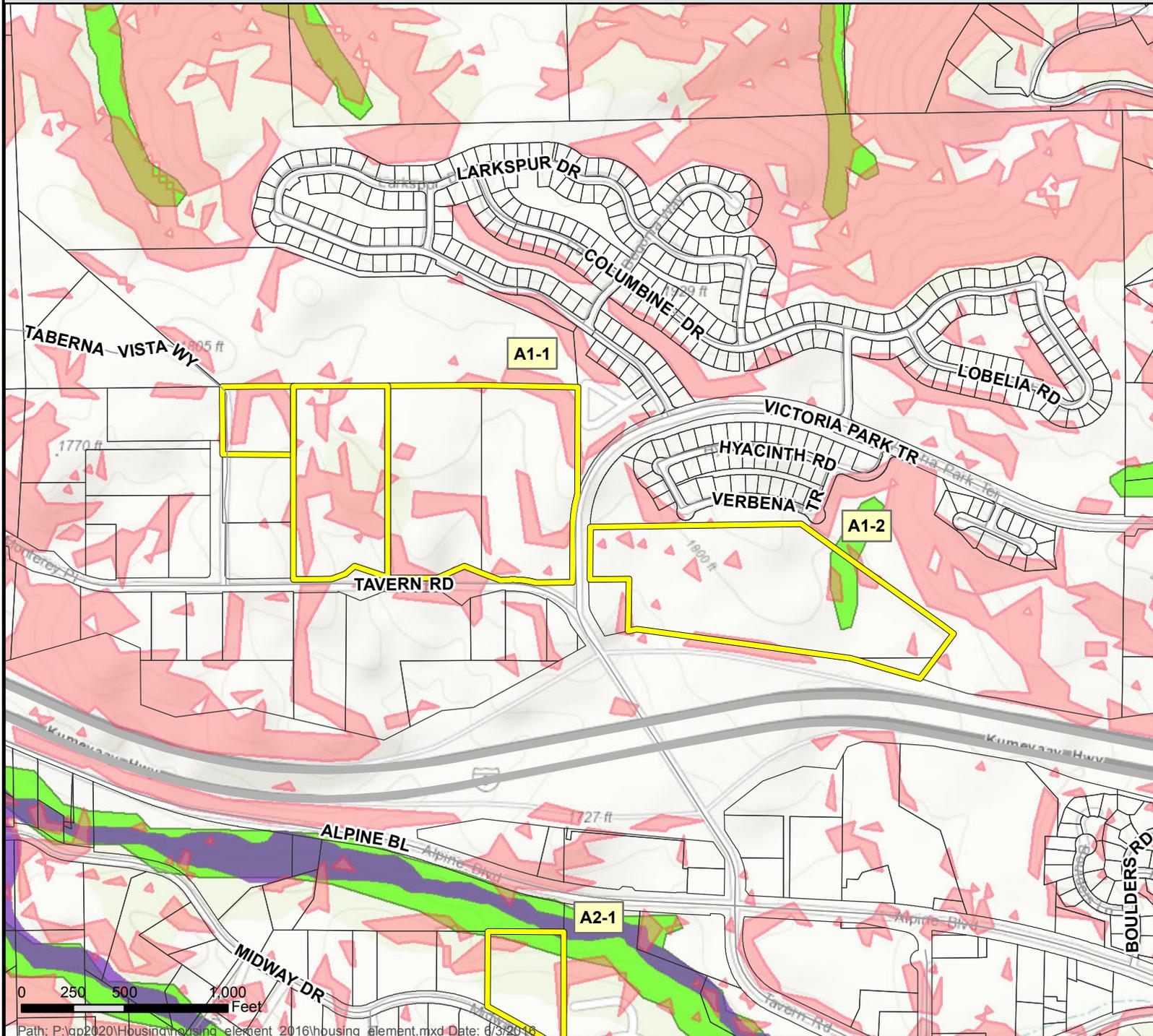


Alpine Community Planning Area A1 - Environmental Factors

Housing Element Sites Inventory

Legend

-  Potential Sites
-  Slope >25%
- FEMA Flood Hazard Zone**
 -  100 Year Flood Plain
 -  Wetlands (RPO)



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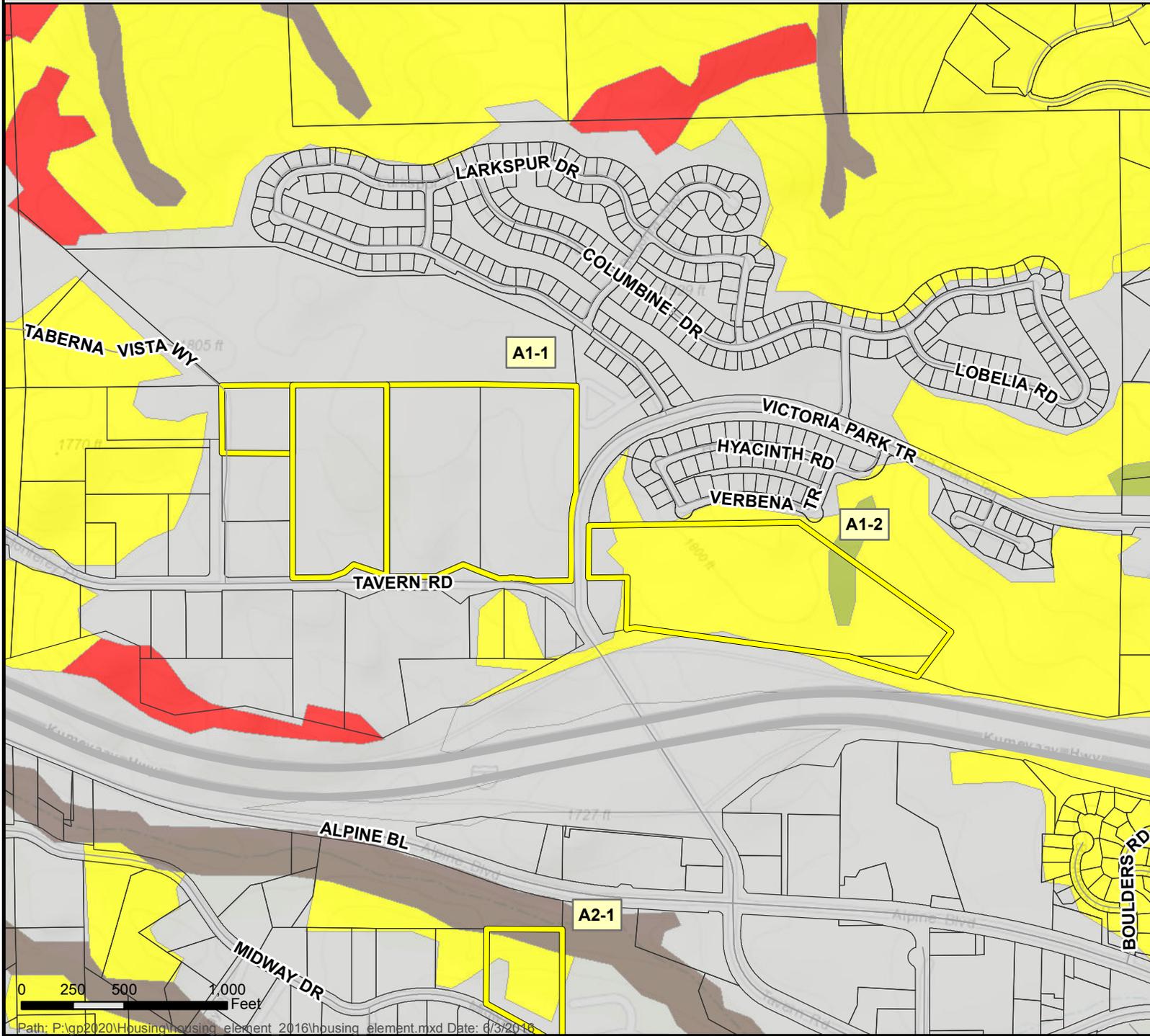


Alpine Community Planning Area A1 - Vegetation

Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Chaparral
-  Riparian Scrub
-  Riparian Forest
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland



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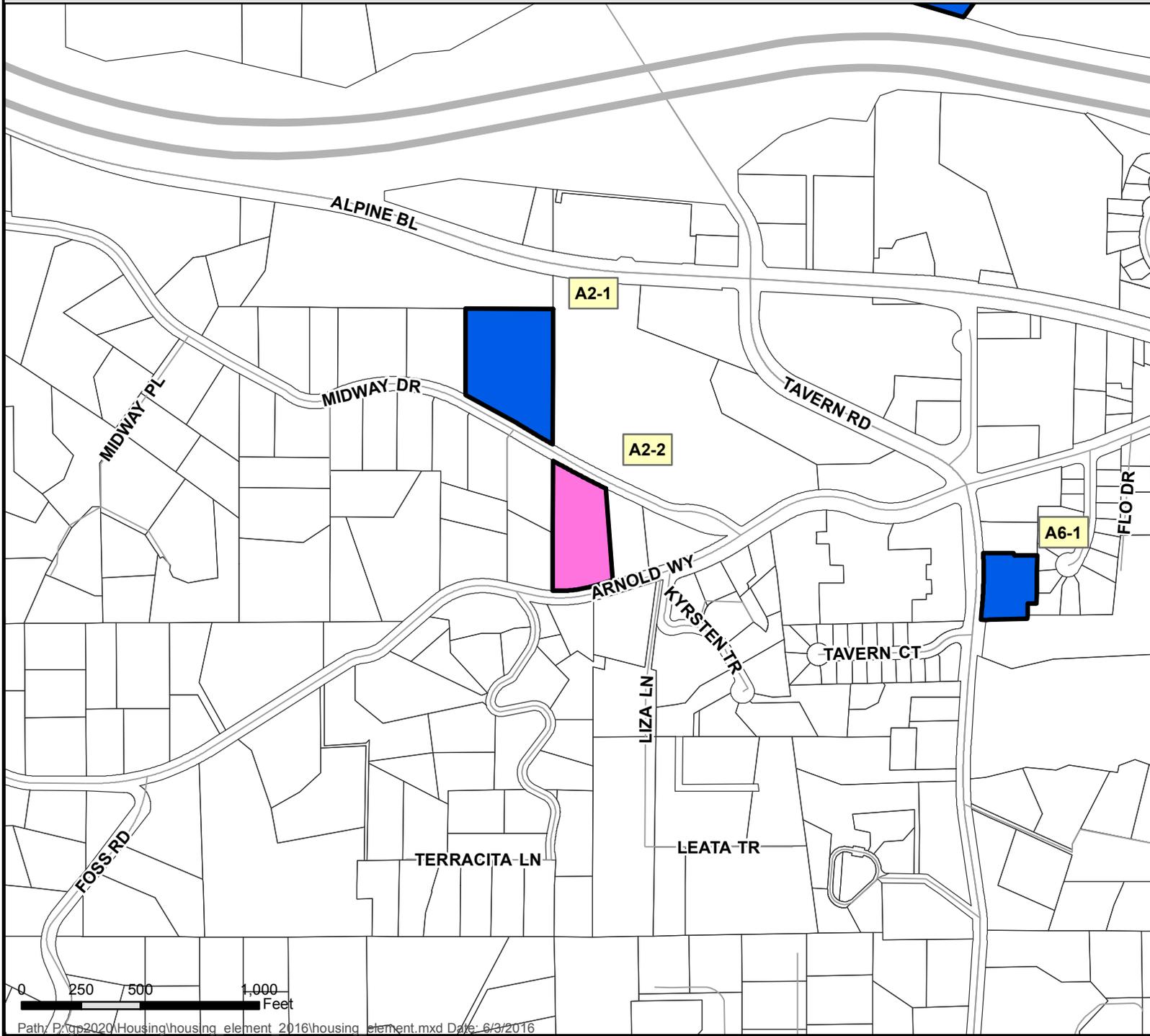


Alpine Community Planning Area A2

Housing Element Sites Inventory

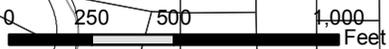
Legend

- 15 du/acre
- 10.9 du/acre
- Vacant Site



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Alpine Community Planning Area A2 - Aerial



Housing Element Sites Inventory

Legend

 Potential Sites

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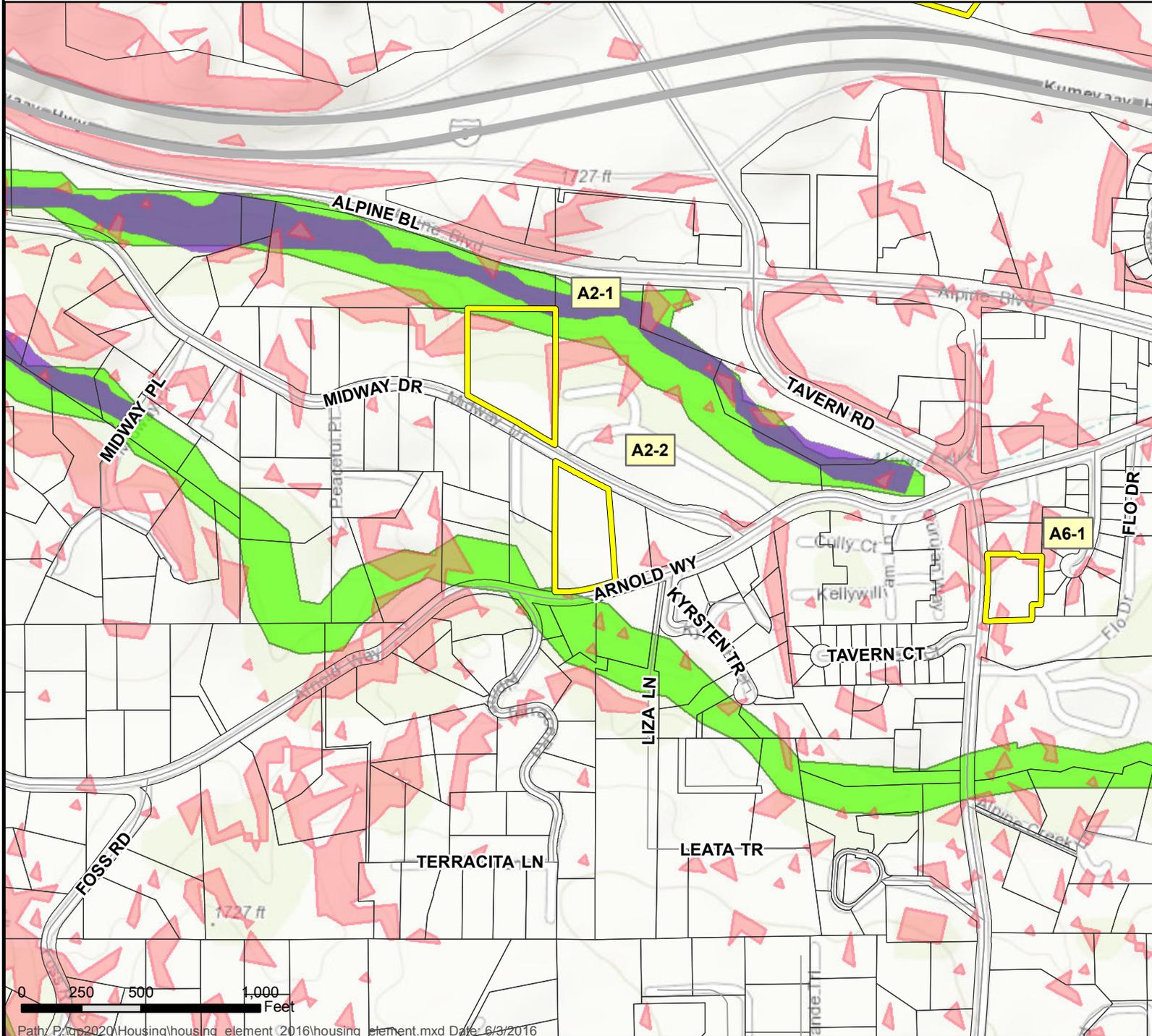


Alpine Community Planning Area A2 - Environmental Factors

Housing Element Sites Inventory

Legend

-  Potential Sites
-  Slope >25%
- FEMA Flood Hazard Zone**
-  100 Year Flood Plain
-  Wetlands (RPO)

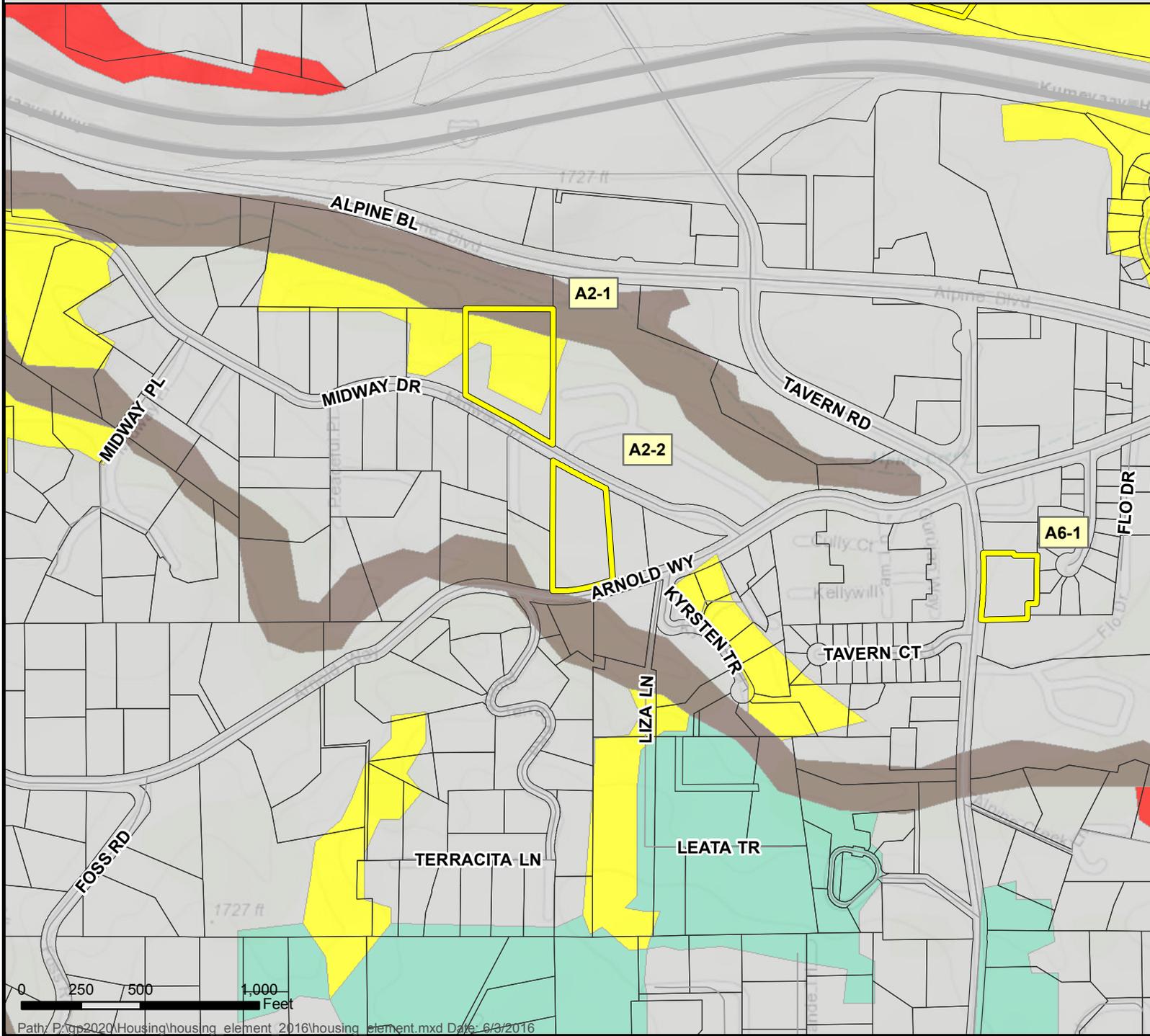


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Alpine Community Planning Area A2 - Vegetation



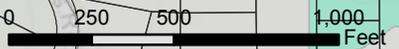
Housing Element Sites Inventory

Legend

- Potential Sites
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Forest
- Disturbed Habitat, Agriculture, Eucalyptus Woodland

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Alpine Community Planning Area A3

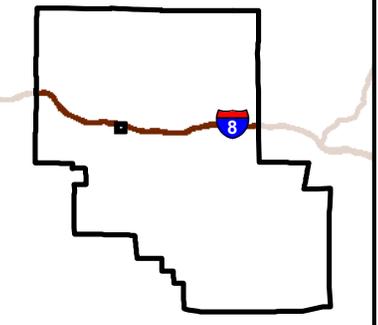
Housing Element Sites Inventory

Legend

-  20 du/acre
-  15 du/acre
-  Vacant Site
-  Underutilized Site



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Alpine Community Planning Area A3 - Aerial



Housing Element Sites Inventory

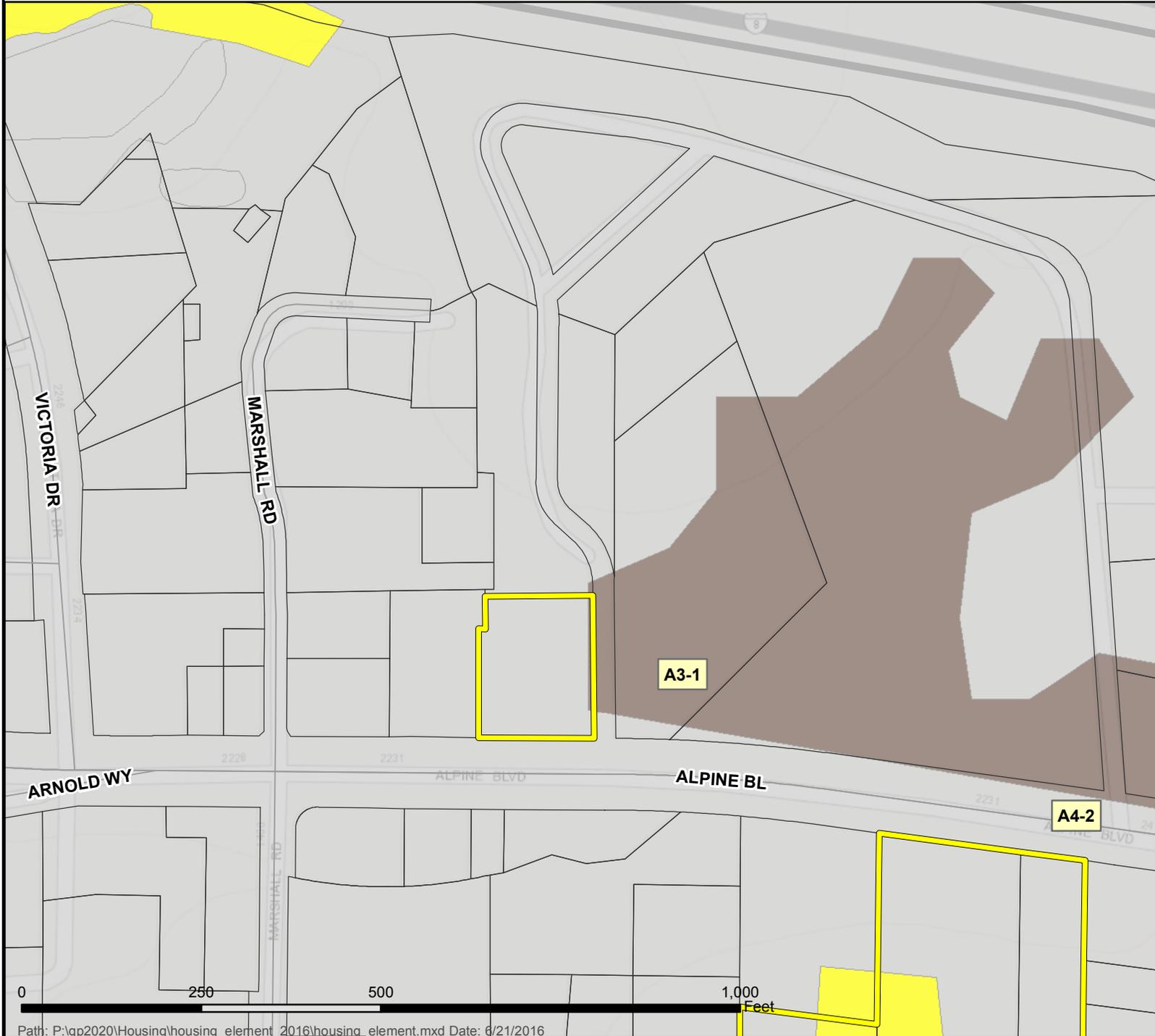
Legend

 Potential Sites

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Alpine Community Planning Area A3- Vegetation



Housing Element Sites Inventory

Legend

-  Potential Sites
-  Chaparral
-  Riparian Forest
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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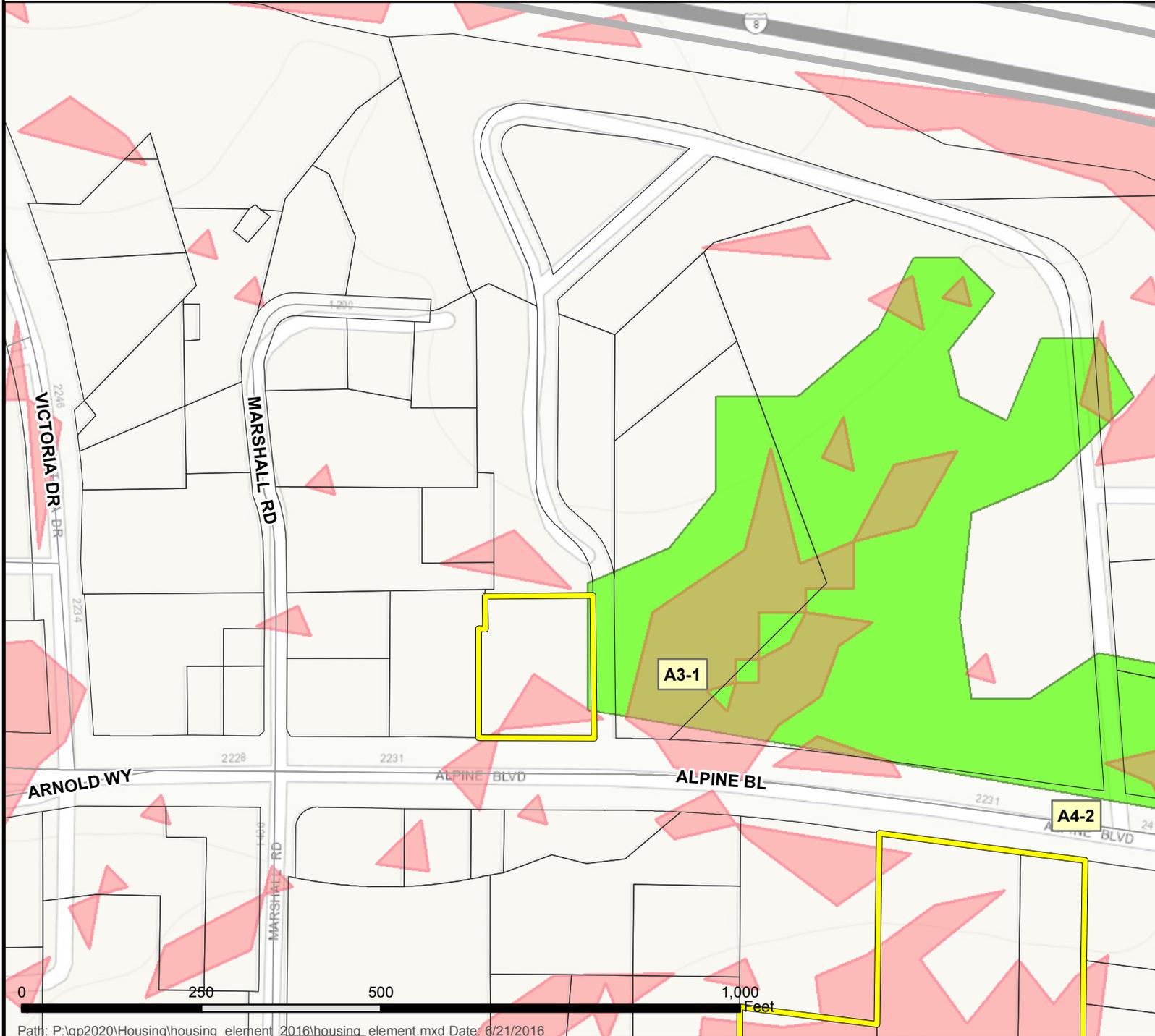


Alpine Community Planning Area A3 - Environmental Factors

Housing Element Sites Inventory

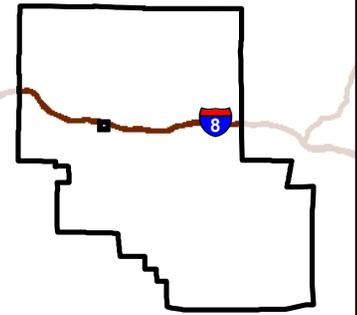
Legend

-  Potential Sites
-  Slope >25%
-  Wetlands (RPO)



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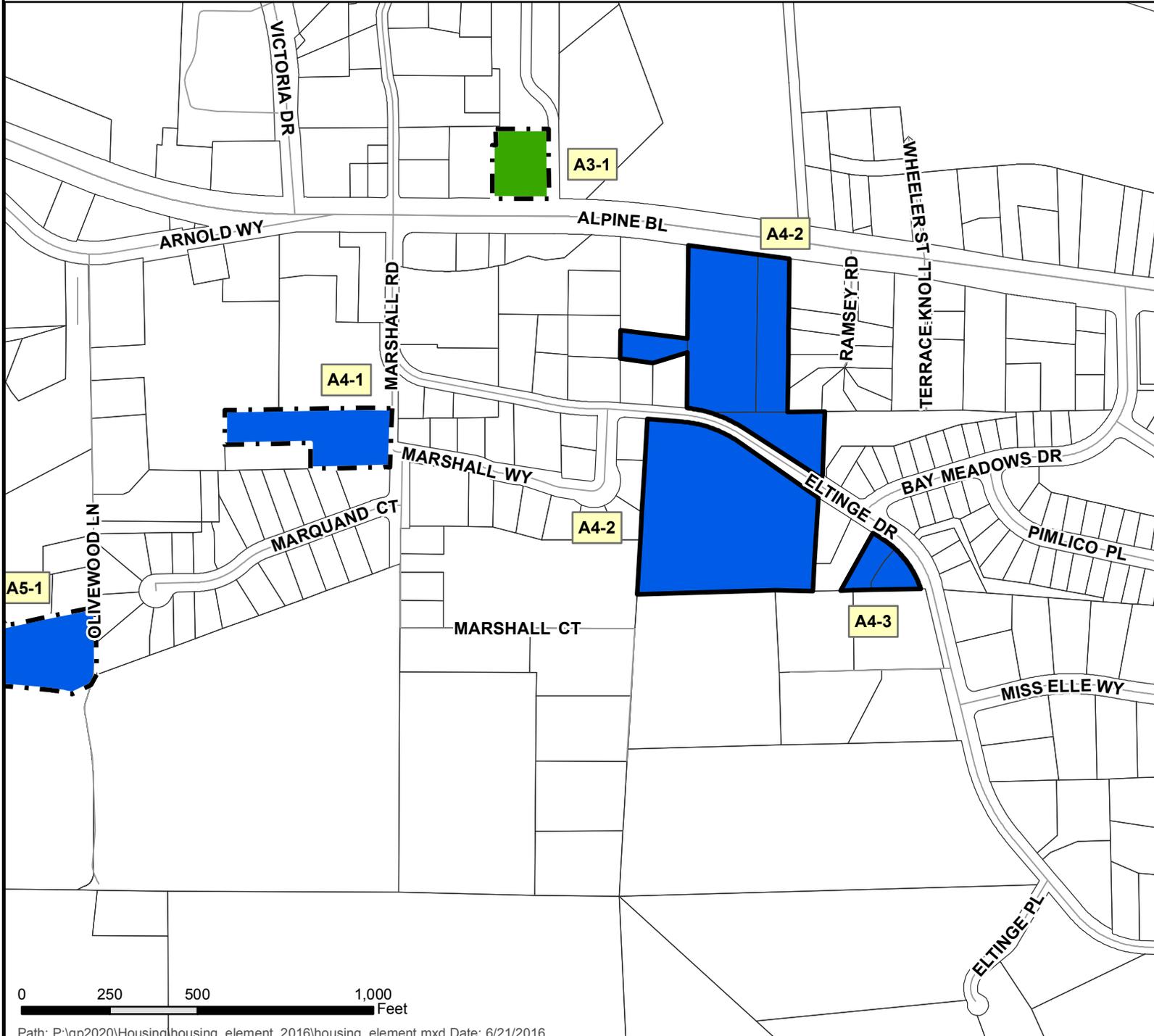


Alpine Community Planning Area A4

Housing Element Sites Inventory

Legend

- 20 du/acre
- 15 du/acre
- Vacant Site
- Underutilized Site

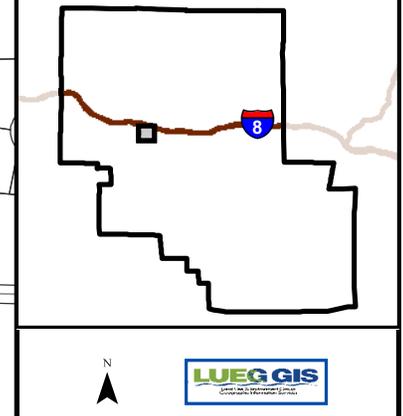


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0 250 500 1,000 Feet

Path: P:\gp2020\Housing\housing element 2016\housing element.mxd Date: 6/21/2016



Alpine Community Planning Area A4 - Aerial



Housing Element Sites Inventory

Legend

 Potential Sites

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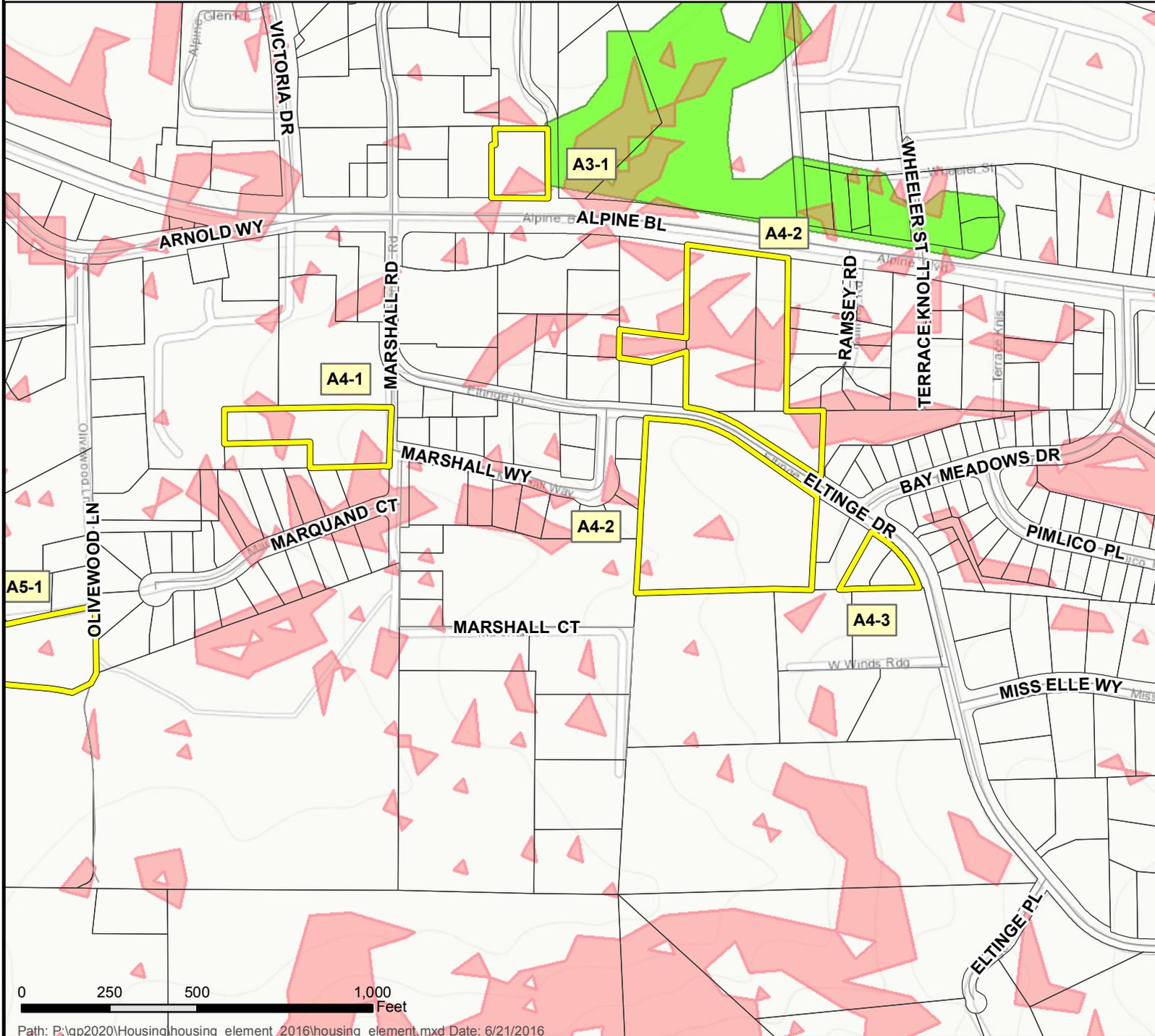


Alpine Community Planning Area A4 - Environmental Factors

Housing Element Sites Inventory

Legend

-  Potential Sites
-  Slope >25%
-  Wetlands (RPO)



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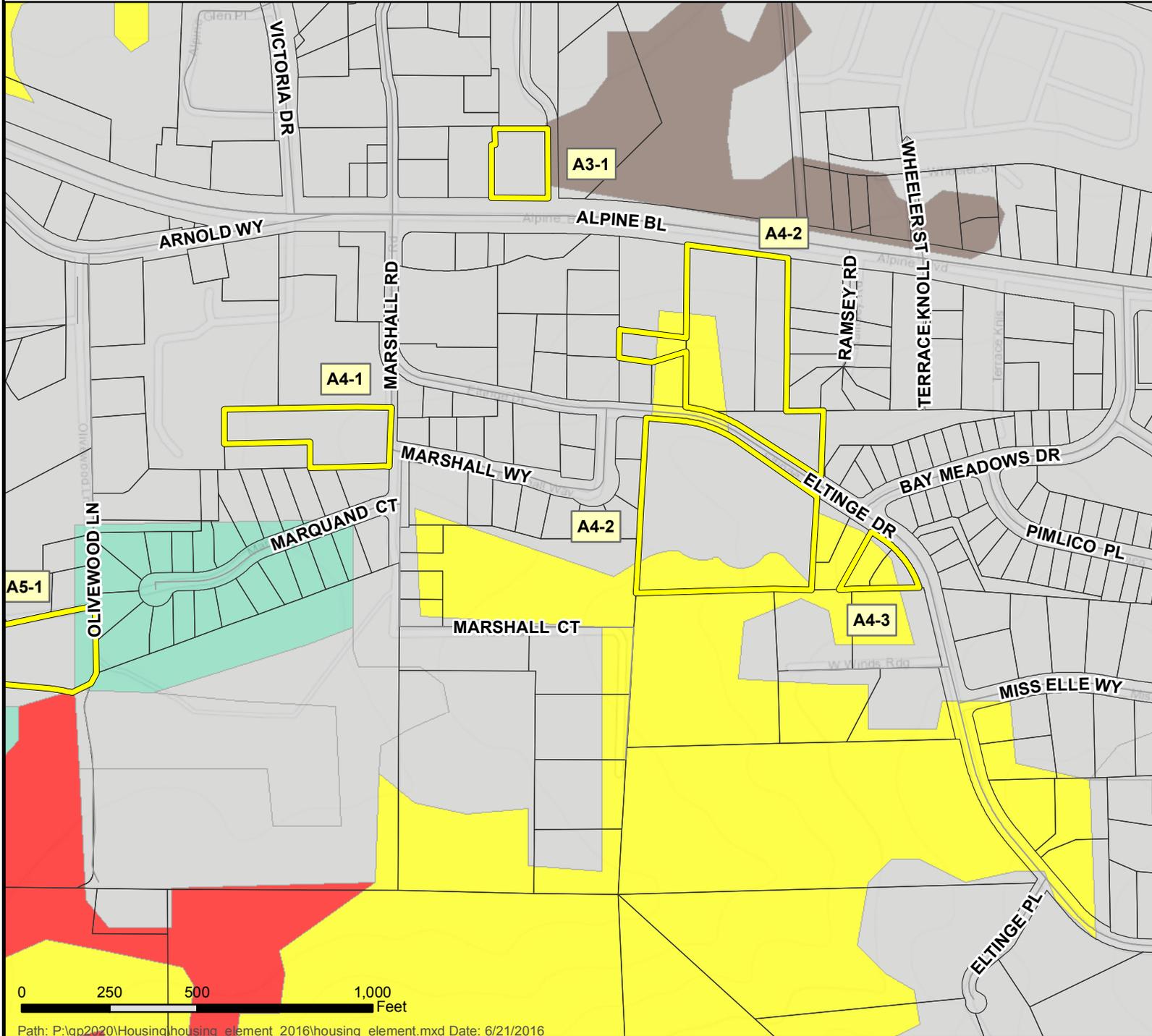
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Alpine Community Planning Area A4- Vegetation

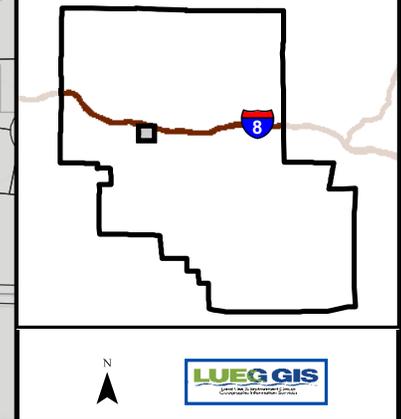


Housing Element Sites Inventory

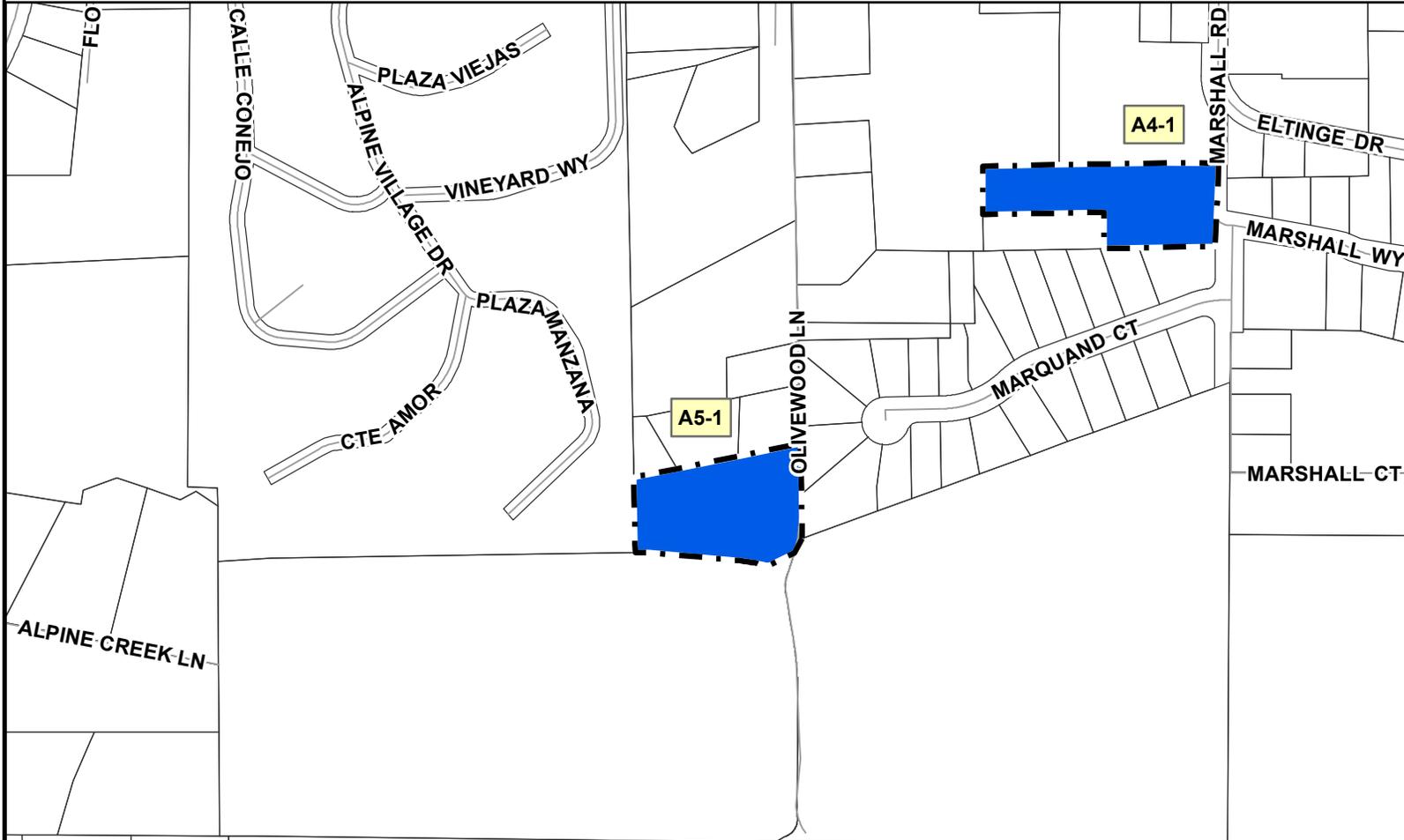
Legend

- Potential Sites
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Forest
- Disturbed Habitat, Agriculture, Eucalyptus Woodland

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Alpine Community Planning Area A5



Housing Element Sites Inventory

Legend

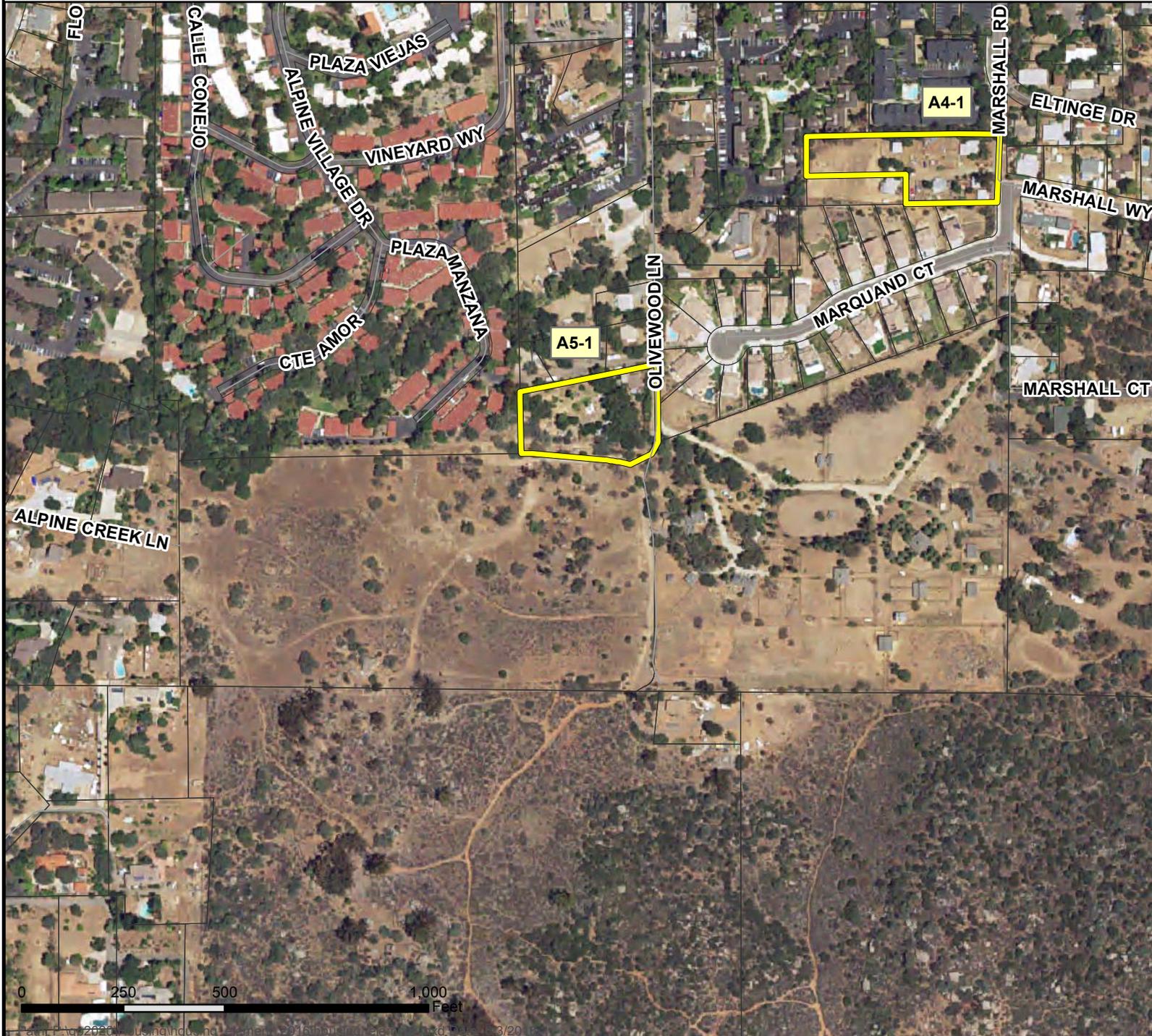
- 15 du/acre
- Underutilized Site

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Alpine Community Planning Area A5 - Aerial



Housing Element Sites Inventory

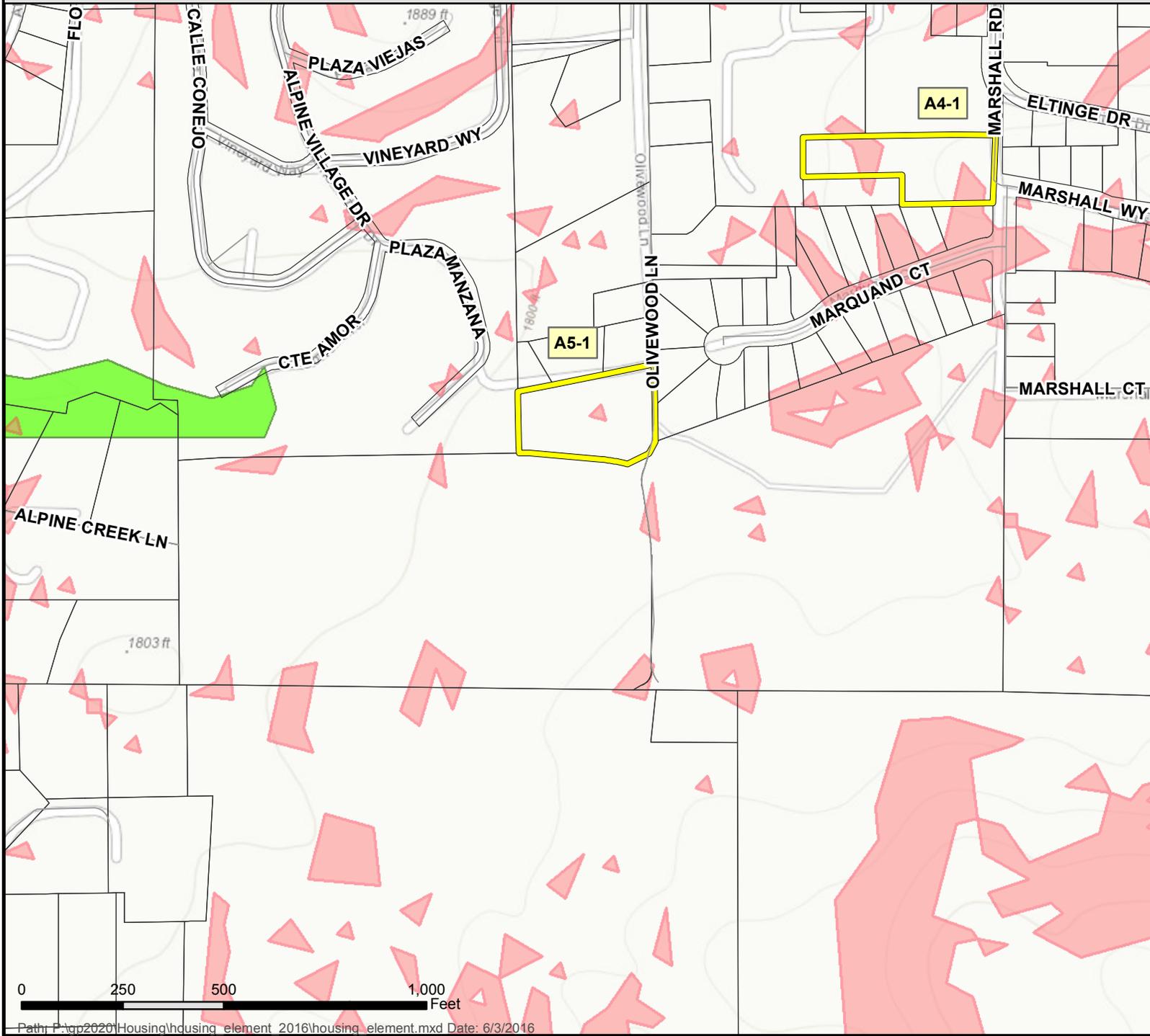
Legend

 Potential Sites

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Alpine Community Planning Area A5 - Environmental Factors



Housing Element Sites Inventory

Legend

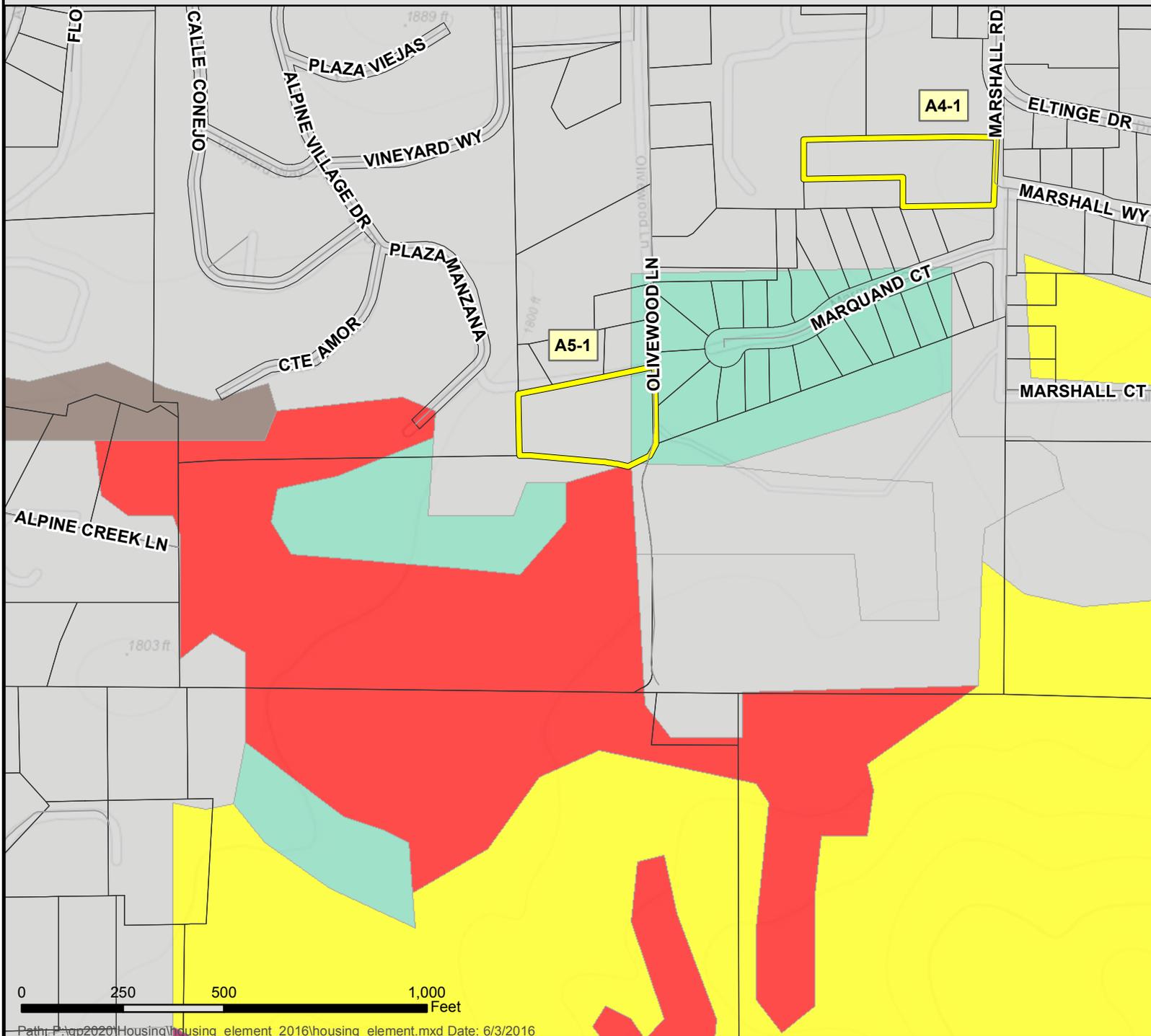
- Potential Sites
- Slope >25%
- Wetlands (RPO)

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Alpine Community Planning Area A5 - Vegetation



Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Chaparral
-  Grassland
-  Riparian Forest
-  Other Woodlands
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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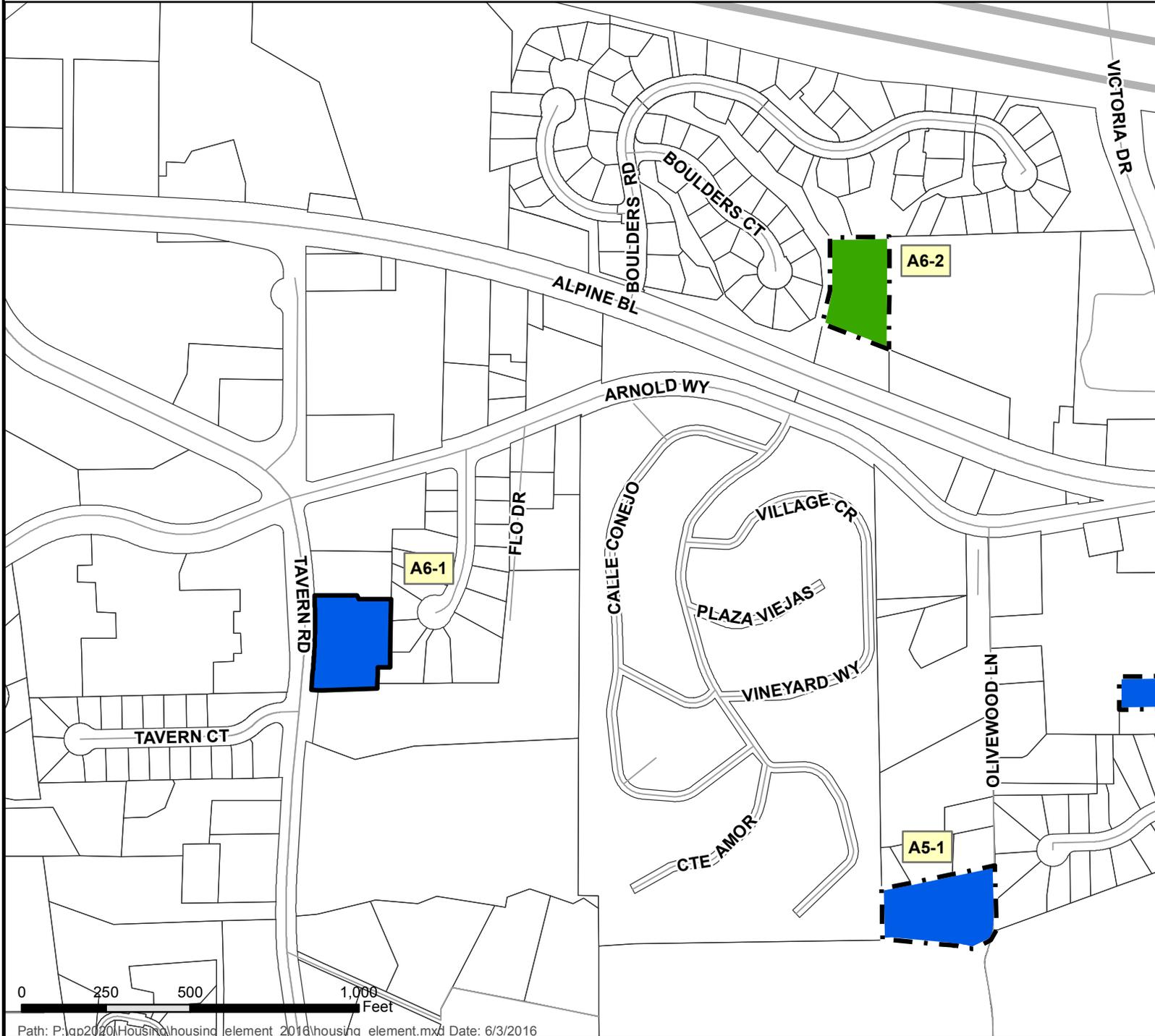


Alpine Community Planning Area A6

Housing Element Sites Inventory

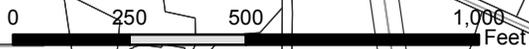
Legend

- 20 du/acre
- 15 du/acre
- Vacant Site
- Underutilized Site



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Alpine Community Planning Area A6 - Aerial



Housing Element Sites Inventory

Legend

 Potential Sites

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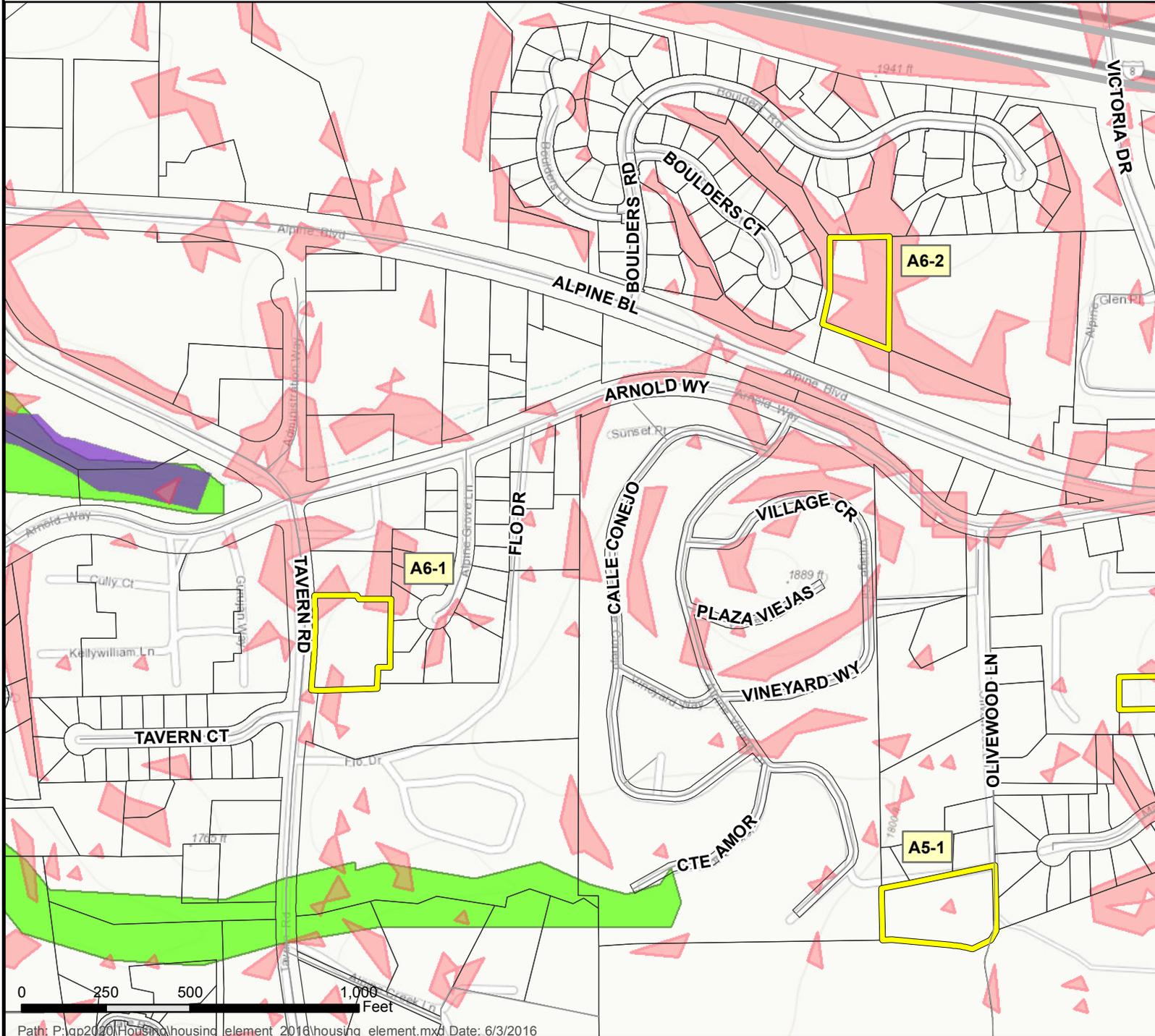


Alpine Community Planning Area A6 - Environmental Factors

Housing Element Sites Inventory

Legend

-  Potential Sites
-  Slope >25%
- FEMA Flood Hazard Zone**
 -  100 Year Flood Plain
 -  Wetlands (RPO)



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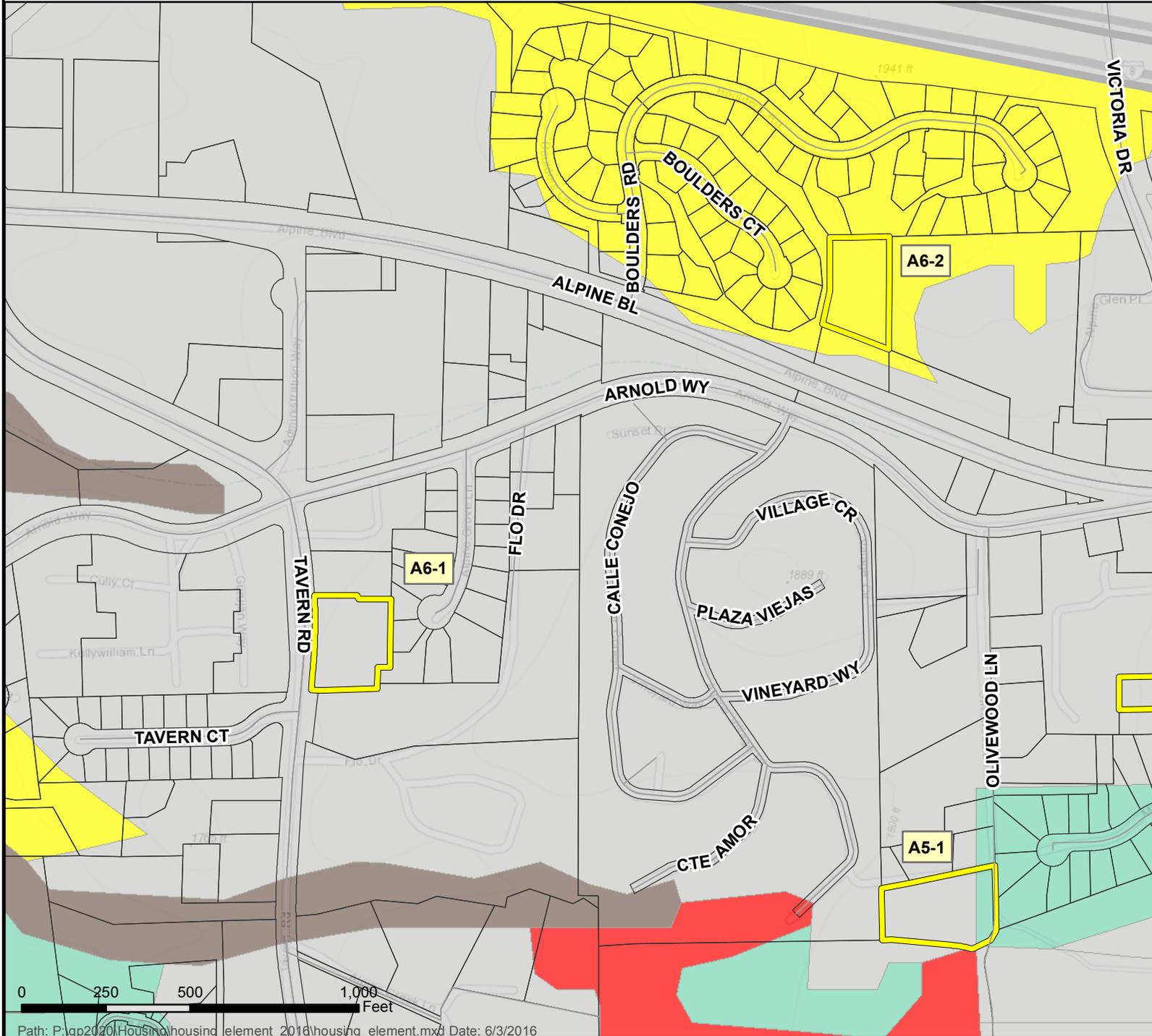


Alpine Community Planning Area A6 - Vegetation

Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Chaparral
-  Grassland
-  Riparian Forest
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland



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