



Irvine  
San Diego  
Ontario  
Los Angeles  
El Centro  
San Ramon  
Mission Hills

January 9, 2018

Memo to:  
Scott Molloy  
Senior Project Manager  
Newland Communities  
4790 Eastgate Mall, Suite 150  
San Diego, CA 92121

From: Robert Chase, PE

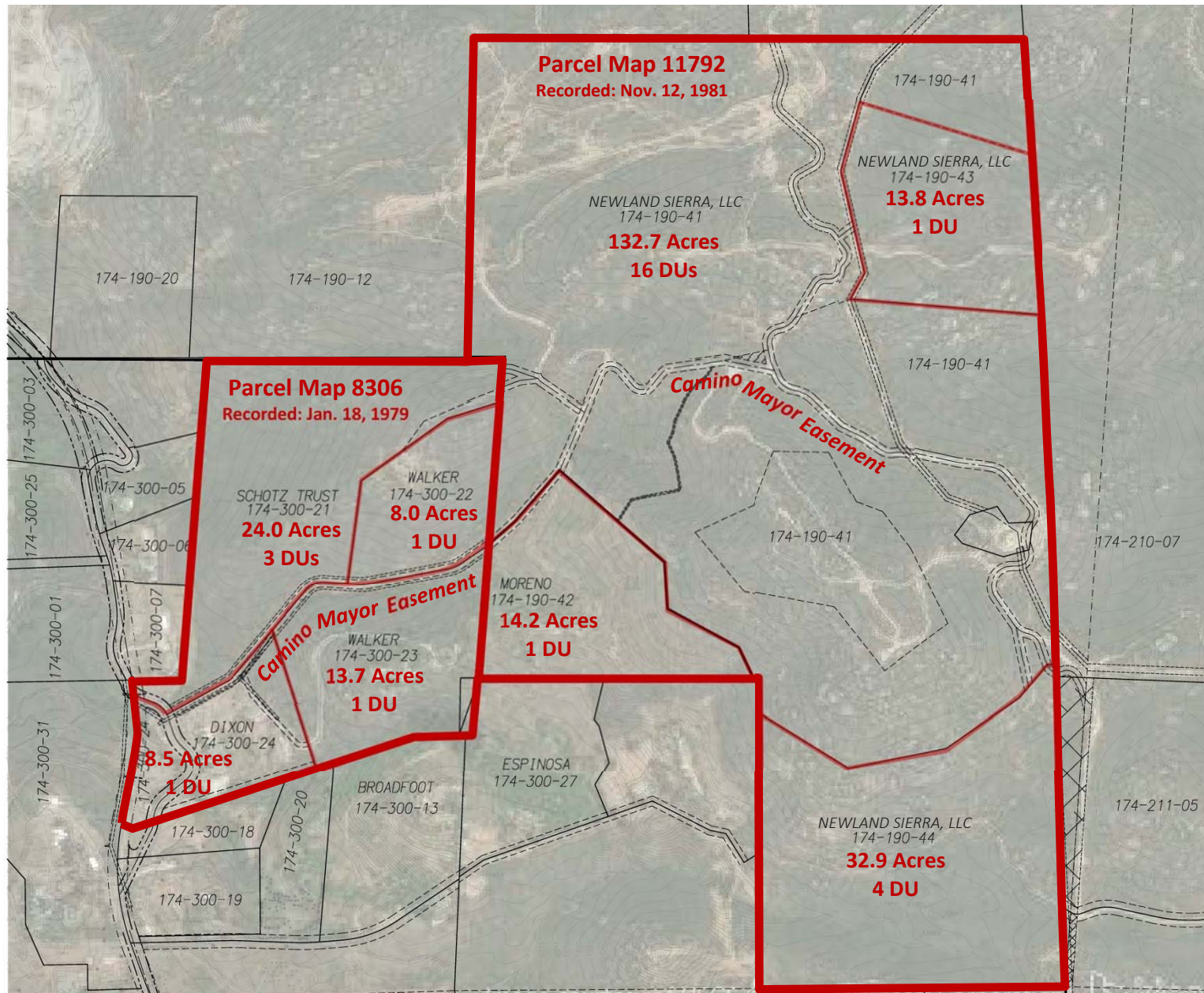
RE: Camino Mayor Yield Study

In response to comments received on the Draft EIR pertaining to the Newland Sierra Project's proposed use of Camino Mayor, please see the attached dwelling unit yield study for Parcel Map 8306, recorded on January 18, 1979, and Parcel Map 11792, recorded on November 12, 1981, which identified the Camino Mayor easements. This yield study is based on the General Plan designations in place at the time these two parcel maps were recorded (between 1979 and 1981), which, for the subject area, was a slope dependent Multiple Rural Use land use designation of 1 dwelling unit per 4, 8, and 20 acres, for slopes less 25%, slopes between 25% and 50%, and slopes over 50%, respectively. In accordance with the General Plan land use designation applicable at the time the Camino Mayor easements were created, the approximately 248 acres encompassed by Parcel Maps 8306 and 11792 would result in a total development yield of 28 dwelling units, and the three parcels included in Parcel Map 11792 owned by Newland Sierra, LLC (APNs 174-190-41, -43, and -44), have a combined yield of 21 dwelling units.

Please see the Camino Mayor Dwelling Unit Yield Study attached.

*full circle thinking®*

# CAMINO MAYOR DWELLING UNIT YIELD STUDY



**GENERAL PLAN DESIGNATION (IN 1979/1981): MULTIPLE RURAL USE, 1 DU/4, 8, AND 20 ACRES**  
**ACREAGE: 54.2 ACRES (PM 8306) AND 193.6 ACRES (PM 11792), 247.8 ACRES IN TOTAL**  
**DWELLING UNIT YIELD: 28 DUs**