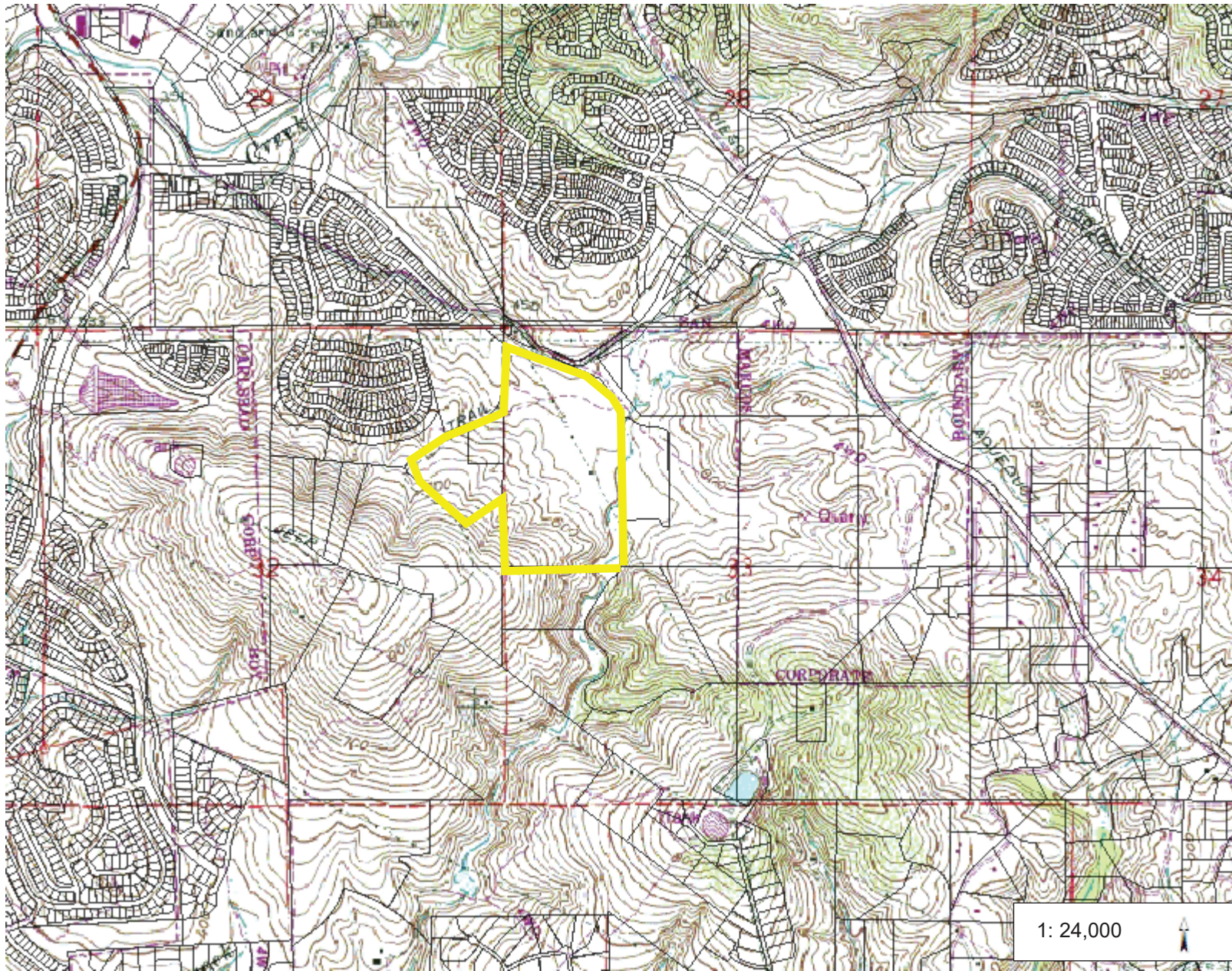
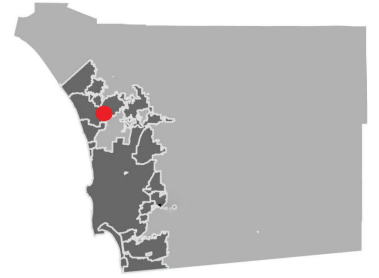


Location (USGS)

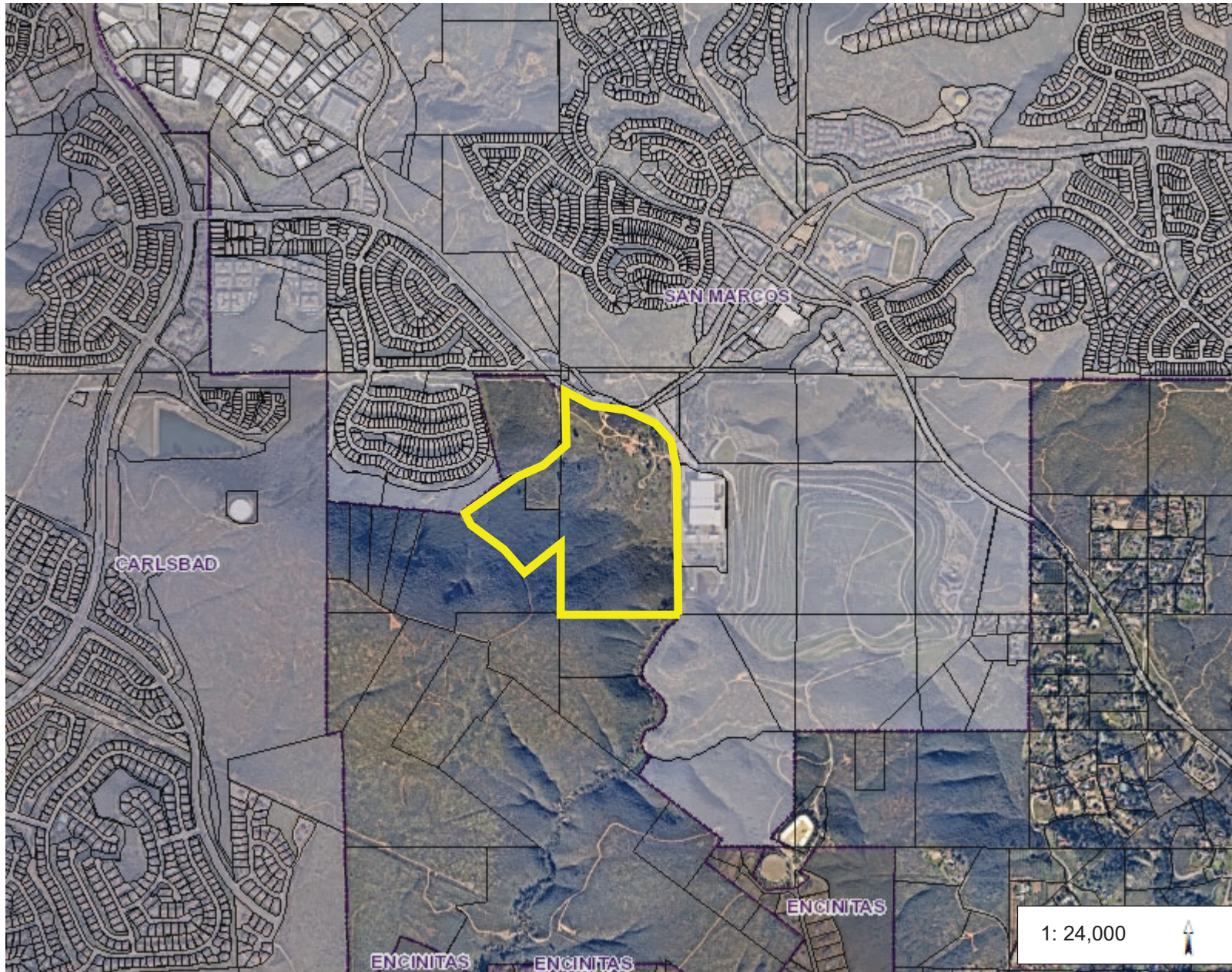
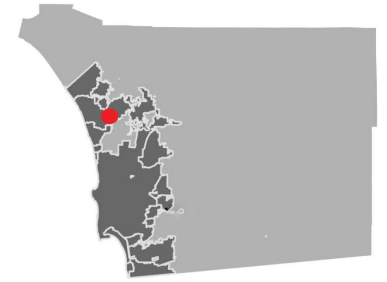


Legend

☐ Parcels

0.8 0 0.38 0.8 Miles

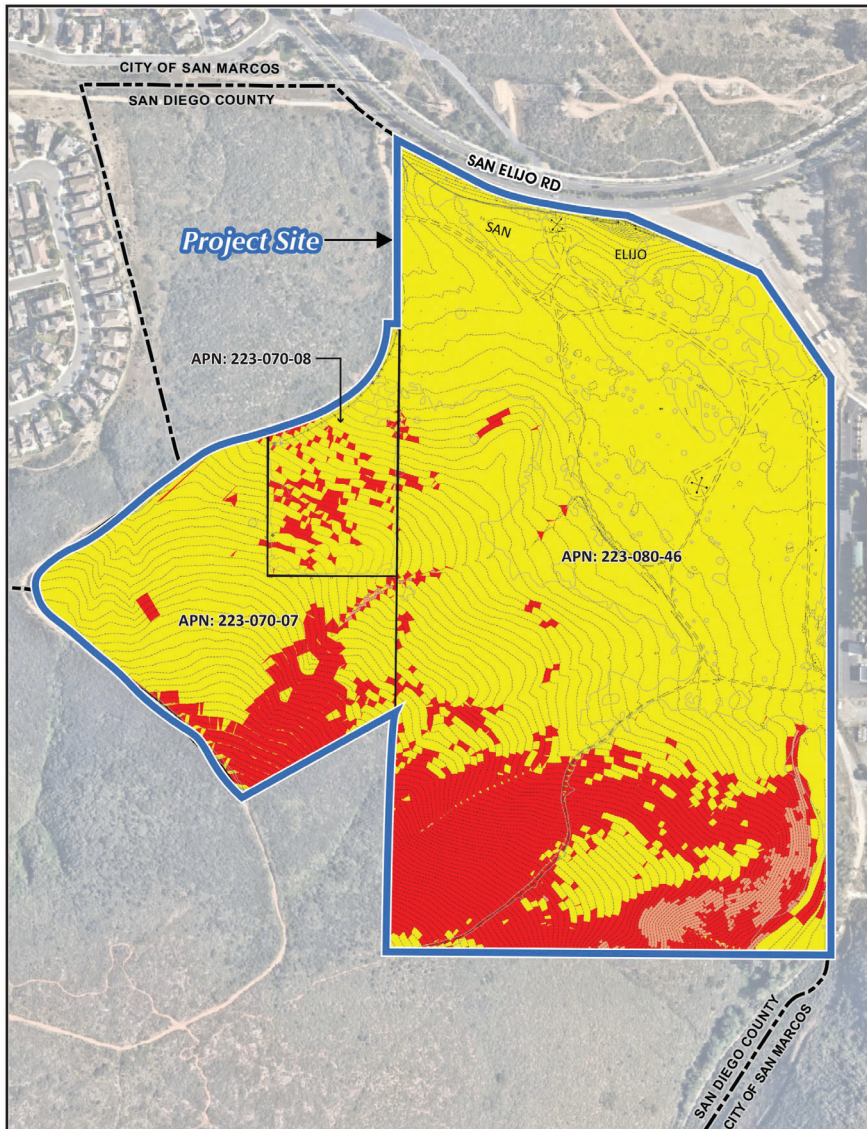
Project Site Aerial



Legend

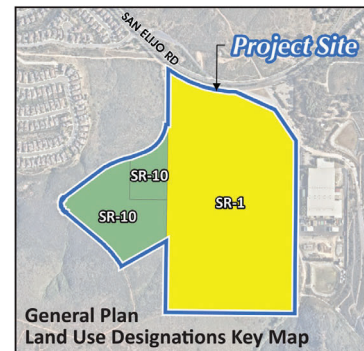
- Parcels
- USGS Quad Index
- Municipal Boundaries**
 - CARLSBAD
 - CHULA VISTA
 - CORONADO
 - DEL MAR
 - EL CAJON
 - ENCINITAS
 - ESCONDIDO
 - IMPERIAL BEACH
 - LA MESA
 - LEMON GROVE
 - NATIONAL CITY
 - OCEANSIDE
 - POWAY
 - SAN DIEGO
 - SAN MARCOS
 - SANTEE
 - SOLANA BEACH
 - VISTA

0.8 0 0.38 0.8 Miles



Dwelling Unit Calculations Based on Slope Density			
Slope %	du/ac	Acres	Units
APN 223-080-46 (GP Land Use: SR-1)¹			
<25%	1	54.114	54.114
>25% & <50%	0.5	13.294	6.647
>50%	0.25	1.583	0.396
Unit Count:			61.157
APN 223-070-07 (GP Land Use: SR-10)²			
<25%	0.1	11.755	1.176
>25% & <50%	0.05	3.376	0.169
>50%	0.05	0.049	0.002
Unit Count:			1.347
APN 223-070-08 (GP Land Use: SR-10)²			
<25%	0.1	4.025	0.403
>25% & <50%	0.05	0.975	0.049
>50%	0.05	0	0
Unit Count:			0.452 (rounded to 1)
Total General Plan Maximum Allowable Unit Count³			63.504
Additional Units Allowed Per State Density Bonus Application			12
TOTAL ALLOWABLE UNIT COUNT			76

1. Per General Plan Elements, Chapter 3, Table LU-2, Land Use SR-1
2. Per General Plan Elements, Chapter 3, Table LU-2, Land Use SR-10
3. Due to the unit count being at or above the half a unit count and due to the proposed State Density Bonus, the maximum unit count is determined to be 64 units



Legend

- 0.00% - 25.00% Slope
- 25.00% - 50.00% Slope
- 50.00% - 300.00% Slope

San Diego County
General Plan Land Use Designations

- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-10)

Source(s): ESRI, NearMap Imagery (2022), Excel Engineering (06-05-2020)



Questhaven

Slope Analysis

JN: 962-006
Date: August 18, 2022

Project Layout

