



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 8303 La Jolla Shores Dr
San Diego, CA 92037

Project Type Discretionary Project

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Scope of Work

Process Four: Tentative Map, Site Development Permit, and Coastal Development Permit to create six parcels, each with a SDU. Project is at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan and City Council District 1.

Overlay Zones: CCMC Mobility Zone 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal), Affordable Housing Parking Demand (High), Brush Management, Very High Fire Severity, Geo Hazard 52.

Other

Community Planning Group

Hilda Davison
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(619) 446-5462

[Comment 00001 | Page | Closed]

The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City.

[Comment 00002 | Page | Closed]

If you have not already done so, please contact Harry Bubbins, Chairperson of the La Jolla Community Planning Association at

[Comment 00003 | Page | Closed]

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

[Comment 00251 | Page | Conditional]

The applicant has presented the project to both the La Jolla Shores Permit Review Committee and the Advisory Board and has chosen not to obtain a formal recommendation. The applicant will provide meeting minutes to be included in the staff report.



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DSD-Combined

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[Comment 00075 | Page | Closed]

(Planning Dept.) INFO ONLY - The La Jolla Community Plan designates the 4.45-acre site for Very Low Residential (0-5 dwelling units per acre). This designation in the community plan is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square foot parcels with steep slopes and/or open space areas. Based on the area of the proposed project site 22 single-family units would be allowed on site. As proposed, the project consisting of 6 single-family dwelling units located on lots ranging from approximately 20,000 to 34,000- square foot lots would implement the community plan's land use designation.

[Comment 00076 | Page | Closed]

(Planning Dept.) Given the number of dwelling units proposed with the project, there remains capacity to include additional dwelling units based on the community plan's recommended residential density. Given the City's need to increase the inventory of affordable housing, the applicant is encouraged to include affordable units within the project.

[Comment 00077 | Page | Closed]

(Planning Dept.) Please clarify the number of accessory dwelling units proposed. The applicant is encouraged to include ADUs with each of the homes.

Updated comment:

Planning staff recommends that the number of proposed ADUs is included in the project scope or other location in the project data.

[Comment 00078 | Page | Closed]

(Planning Dept.) The Residential Element of the community plan recommends that all residential projects maximize their energy efficiency through site design and solar orientation. Please indicate how the proposed project meets this recommendation.

[Comment 00079 | Page | Closed]

Please provide color renderings for each plan type in the proposed subdivision. In addition, identify all exterior colors and building materials used, including hardscapes, street fixtures, etc. Additional detail will be helpful to show how the project meets plan recommendations for Community Character.

[Comment 00080 | Page | Closed]

(Planning Dept.) Appendix E of the community plan identifies the project site within Residential Street Tree District 3. Please ensure that street trees identified for the project are consistent with the recommended street trees list on page 128. Please see LDR-Landscape reviewer comments for additional tree and landscape requirements.

The Concept Plant Schedule includes street trees that are not included in the community plan list of street trees for District 3 - please update the proposed street trees for consistency with this list.



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[Comment 00081 | Page | Closed]

(Planning Dept.) There appears to be steep natural slopes greater than or equal to 25% gradient, it is recommended that the applicant ensure that structures are designed to adapt to existing hillside conditions as outlined in Natural Resources and Open Space System Element Plan Recommendations 5.a and 5.i.

DSD-Engineering Review

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[Comment 00223 | Page | Closed]

For the SWQMP on Page 17– Per Section 8.1.6 of the City of San Diego Drainage Design Manual: 'When an aboveground detention facility is used for both water quality and flood control, the flood storage volume shall be provided in addition to the storage volume designated for water quality treatment.' Please address how this is achieved for this project.

[Comment 00224 | Page | Closed]

For DMA MAP Sheet 1: The depth of gravel on Table BMP Information dose not match the biofiltration section B as the depth of gravel is shown as 15". Please revise accordingly.

[Comment 00225 | Page | Open]

The HMP Exemption is not sufficient and the project does not seem to be HMP Exempt. Runoff from the project site does is not conveyed through hardened conveyance or discharge directly to a storm drain. Please remove the HMP exemption and provide the missing Attachment 2.

Follow up: the HMP Exemption must demonstrate adequate hardened conveyance on Calle Frescota.

[Comment 00226 | Page | Closed]

The Deputy City Engineer is review and could potentially comment on the drainage.

[Comment 00227 | Page | Closed]

Please revise worksheet B.5-1 item#7 to reflect the changes in depth.

[Comment 00228 | Page | Closed]

Please provide revised site plan sheets as Attachment 4 is missing on the SWQMP.

[Comment 00229 | Page | Closed]

The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. Add a Utility Table to the exhibit that lists all the utilities and states whether the utility status is overhead or undergrounded.



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Page 17 on SWQMP - The proposed condition description shall call out how runoff from each basin is conveyed to the corresponding BMP, how runoff is controlled to comply with peak flow attenuation, where the pump is located and how the site discharges. Also explain the purpose of the proposed permeable pavers and concrete channel.

[Comment 00350 | Page | Closed]

Please provide the cumulative probability charts for the existing vs proposed conditions.

[Comment 00351 | Page | Closed]

Please revise Stormwater Requirements Applicability Checklist DS-560 as the answer for Part F, item # 2, is supposed to be No.

[Comment 00352 | Page | Closed]

Please revise Stormwater Requirements Applicability Checklist DS-560 as the answer for Part F, item # 4, is supposed to be Yes.

[Comment 00353 | Page | Closed]

Please add a note on the site plan that the project is in the ASBS watershed.

[Comment 00387 | Page | Open]

Per the Deputy City Engineer, the storm drain conveyance and outlet to La Jolla Shores shall be undergrounded. If a curb outlet is proposed, please provide capacity calculations.

[Comment 00388 | Page | Open]

A Neighborhood Development Permit is required for private encroachments in the City's ROW or fronting another property per SDMC 126.0402. Also, both affected owners shall enter into an Encroachment Maintenance and Removal Agreement for ongoing maintenance of the wall. Provide written confirmation from the adjacent property owner for offsite work and entering into a maintenance agreement.

[Comment 00389 | Page | Open]

Sheet C-9; Note#2 states, "power pole to be relocated," Whereas Sheet C-10 calls out the "existing overhead and to poles be removed." Please revise accordingly.

Tecla Levy
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[Comment 00035 | Page | Closed]

This completes the Engineering Review of this submittal. Additional comments may be recommended pending further review or any redesign of this project. Draft Permit Conditions will be provided upon addressing the outstanding comments.

DSD-Environmental

Marlene Watanabe
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[Comment 00242 | Page | Closed]

2nd Review Issues

Comment 156, Findings and Site Development Permit and Coastal Development Permit Findings –Please include details on how the project meets design criteria following SDMC 1510.0301.

[Comment 00243 | Page | Closed]

Per Comment 160-163 -300' Survey, the applicant has provided further information on the 300' radius of the site and does not surpass the single-family (SF) area as referenced in Map Drawing No. C-403.4. and follows 1510.0304(a).

However, please include the proposed development for each lot in the table to easily compare with the existing SDU data information and the average lot size in the vicinity. The applicant provided the average data for the setbacks and FAR on Sheet A 000.2 but requires further information on the average lot size.

[Comment 00244 | Page | Closed]

Per Comment 162-163, Gross Floor Area. Please note for each lot the floor area ratio is the area counted towards GFA divided by the lot size. Each lot does not have the correct formula for the GFA (FAR) towards the lot size. If there is square footage that is not counted towards gross floor area per GFA exemptions in Chapter 11, please label "GFA not Included" for the specific areas of the structure where GFA may be exempted from the calculation.

Lot # 3 – Planning staff is unclear on how the entire garage is exempted from the calculation of GFA Sheet A208, North Elevation. Please include the cross-sections to show where the entire garage is buried beneath the grade. Please note that per §113.0234(a)(2) gross floor area is counted towards GFA when the dimension from the grade is exposed shall be calculated into the total FAR.

[Comment 00245 | Page | Closed]

Per Comment 164, the applicant has provided elevations to the architectural style. However, no color models of the proposal were provided nor were responses on the architectural theme. Please provide a color palette and material lists on the plans to review the design proposal if renderings of the architectural style cannot be provided at this time.

[Comment 00246 | Page | Closed]

Per Comment 165 – Applicant has responded to comments regarding Master Planned Development will not move forward. Each single dwelling unit is being designed with individual residents already active with the proposal of the project.

[Comment 00247 | Page | Closed]

Per Comment 166, Please provide the maximum and proposed lot coverage square footage to review that no more than 60% is exceeded on the site. Please review areas that are included in lot coverage per definition and areas that are exempted following §113.0240(a)-(e).

[Comment 00248 | Page | Open]

Comment 167-170, Overall Height Measurement - Planning staff has evaluated each site regarding the three- height limitations within the Coastal Overlay Zone. Please include labeling on the elevations so that all three height restrictions are followed. For example, the applicant provided "Prop D" measurements and "Plumb Line" references in the plans but did not



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provide information on the Overall Height per the base zone of LJSPO. The applicant shall provide where the farthest projection is presented on their elevations with a 5' dimension as required per §113.0270(a)(2)(B)

In addition, the planning staff has requested cross-sections to review the relationship between the finished grade for each single dwelling unit.

[Comment 00249 | Page | Open]

Plumb Line Height

Further information was requested from the applicant regarding the plumb line heights and which exceptions apply to the site per 113.0270(4).

Lot # 2 –

Sheet A 404 South Elevation – Section 2 – Unclear on the relationship with the finish grades on the site. It appears there are areas where the exposed grade is shown on the structure where an imaginary plane cannot be measured following 113.0270(4)

Lot #3 –

Sheet A407 North Elevation -Section 4 – Please provide cross-sections to understand the relationship between the grade and the highest point of the structure. At each point, the structure may not exceed 30'. Please review exceptions to §113.0270(4) and present where these are applied on the site.

Lot #5 –

Sheet A 412 North Elevation -Section 4 – Please provide cross-sections to understand the relationship between the grade from the highest point of the structure. At each point, the structure may not exceed 30'. Please review exceptions to §113.0270(4) and present where these are applied on the site.

Lot #6

Sheet 415 – South Elevation – Section 4 – Please provide a cross-section to understand the relationship between the grade from the highest point of the structure. It appears the chimney cap is the highest point of the structure at 109'-5" to the lower level at grade datum 79'-6" = 29'-11". Please include the cross-section to understand the areas of the highest point of the roof are not exceeded.

[Comment 00250 | Page | Closed]

Gateway Sheet A601 – Please provide the location of the gate on the site plan. It appears that the gate will be proposed within the private driveway. Has the city engineer commented on the proposed gate? Planning staff will coordinate with the city engineer to further discuss.

Per §1510.0402 Special Regulations (f) Private Streets, Alleys and Walkways All streets, alleys and walkways proposed for general area wide use within any development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets, alleys and walkways."

[Comment 00310 | Page | Closed]

3rd Comment Issues

Please contact the Development Project Manager, Veronica Davison (hdavison@sandiego.gov), to set up a meeting with the Planning staff to discuss the pending comments on the review.

[Comment 00311 | Page | Closed]



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300' Survey

Planning has reviewed the 300' survey, which included the variations of lot sizes in the area. However, as previously requested, the applicant shall provide the average lot size.

[\[Comment 00312 | Page | Open \]](#)

Height Requirements

Please note since the site proposes a tentative map recordation, the existing areas of slope that are cut/filled per 113.0228(b), which creates a new finished grade, is considered the "existing" grade for measurement in 113.0270. If the applicant were to raise the "existing" grade, the measurement would follow this newly created grade.

The new "existing" grade shall follow the operation grading plan and be present on the elevations and sections.

[\[Comment 00313 | Page | Open \]](#)

Plumb Line Height

Per §113.0270(a)(2)(A), the existing grade on the elevations is not correctly presented. The elevations present a phantom grade (e.g., Lot 2 South Elevation Sec. 2 Sheet 404) that will no longer exist and should be measured parallel line to 30' unless special circumstances apply to each specific site.

Any areas that are relatively close to the measurement of 30' on the elevations shall present sections to establish that each point of the structure does not exceed the plumb line height. The site's existing topographic areas are difficult to review height and require at least three or more sections to present how the "existing" grade is measured on each premise.

The staff has reviewed the scale of each elevation present, and it appears certain portions of the buildings may exceed the plumb line height from the "existing" grade.

E.g., Sec 1 Lot 2—West Elevation—The single dwelling units include a plumb height dimension measurement of 34'-6 ½" and appear to be overweight. Please clarify how each structure does not exceed the maximum plumb line height of 30' in various sections to evaluate the TM recorded new existing grade. Please note that the Overall Sections provided do not provide the detailed information required to evaluate the new existing grade per the TM.

Please note that areas of imaginary plan per 113.0270(a)(4)(B)(i) "Where a basement, underground parking structure, interior court, or other similar interior subterranean area is proposed" only.

[\[Comment 00314 | Page | Closed \]](#)

Findings SDP/CDP/TM

Planning staff would like to review the findings before submitting the final cycle .

[\[Comment 00315 | Page | Closed \]](#)

Please submit the La Jolla Shores Advisory Board and Community Planning Group Recommendation to review the minutes

DSD-Transportation Development



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[Comment 00209 | Page | Open]

Driveway Gradient (greater than 14%):

Per SDMC Section 142.0560(9)(C), for driveway ramps with a gradient greater than 14 percent up to the maximum permitted gradient of 20 percent, there shall be transitions for the first and last 8 feet of the ramp. The transitions shall not exceed one-half of the abutting slope of the driveway ramp, as illustrated in Diagram 142-05D. Lot 1 shows a 15% gradient, Lot 2 shows an 18% gradient, and Lot 3 shows a 19% gradient. The transitions for these driveway ramps exceeds one-half of the abutting slope; please revise Sheets C-2, C-3, and C-4 accordingly and show the length of these transitions as 8 feet for the first and last of the driveway ramp.

[Comment 00210 | Page | Closed]

Pedestrian Access:

Following up from Issue #111, please clearly show pedestrian circulation from the public right-of-way to each entrance of the residential dwelling unit. (2nd Request)

[Comment 00211 | Page | Closed]

Gates:

Per applicant response to Issue #112, Sheet M-1 and Sheet A601 shows the proposed vehicular gate at the entrance of the private street. It appears that the proposed gate swing inward to the project site; please provide information regarding how the proposed gate will operate and demonstrate that no queueing will occur within the public right of way. (2nd Request)

Please also clarify whether there will be a pedestrian gate at the private street entrance and show and label it on the plans.

[Comment 00212 | Page | Closed]

Visibility Triangles:

Following up from Issue #113, in addition to showing the visibility triangles and adding the visibility note for all proposed driveways, please also dimension the (10 ft by 10 ft) visibility triangles shown on Sheets C-1 through C-7 and Sheet A000. (2nd Request)

[Comment 00213 | Page | Closed]

Plan Revision:

Per Issue #115, please show the curb-to-curb distance, centerline to curb distance, centerline to property line distance, curb to property line distance, sidewalk width and location on the overall site plan (Sheet A000). (2nd Request)

[Comment 00214 | Page | Closed]

Gate Swing:

Sheet C-4 shows a pedestrian gate to swing outwardly towards the proposed parkway. Please consider having the gate swing inward away from the proposed parkway.



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dwelling unit and accessory dwelling unit. Per sheet A218, it appears that 4 garage parking spaces and 1 surface parking space for a total of 5 parking spaces are proposed for the ADU. Per Sheet A220, it appears that 3 garage parking spaces are proposed for Lot 6.

[Comment 00335 | Page | Closed]

Parking Dimension:

Per response to Issues #106, #205, and #298, applicant refers to the floor plans to demonstrate that the parking spaces within garages and vehicle lift meets the SDMC requirements. However, the proposed parking spaces are still not dimensioned. Please dimension the proposed parking spaces and the proposed garage lift shown for Lot 5 on Sheet A215. (3rd Request)

[Comment 00336 | Page | Closed]

Parking on Private Street:

Per response to Issues #108, #207, and #303, applicant refers to Sheet M-1; however, this sheet has not been revised to show the parking lane with dimensions. Please revise plans and private street cross-section on Sheet M-1 to show the parking lane with dimensions. Please note that these spaces shall comply with private street/drive parking per Street Design Manual (SDM) Section 6.3.4. (4th Request)

[Comment 00337 | Page | Open]

Driveway Gradient (greater than 14%):

Per response to Issues #209 and #305, applicant refers to the civil drawings to demonstrate the driveway gradient meets the requirements. However, the transitions still exceed one-half of the abutting slope for Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2.
- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3.
- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4.

Please revise Sheets C-2, C-3, and C-4 accordingly and show the length of these transitions as a minimum of 8 feet for the first and last of the driveway ramp. (3rd Request)

[Comment 00338 | Page | Closed]

Access Easement (Calle Frescota):

Sheet M-1 shows a 60 ft wide access easement, as described in the provided Title Report and Grant Deed. Project proposes to use the existing private road within this easement as a vehicular access for the proposed ADU on Lot 6. (Info only)

[Comment 00339 | Page | Closed]

Gate (Lot 6):

Sheets C-7, A000, A006, and A218 shows a vehicular gate on Calle Frescota for the proposed ADU on Lot 6; please revise and label the width of the gate. Please revise Sheets C-1, C-7, A000, A006 and A218 to call out the gate and specify whether this is an existing or proposed gate. Please also provide information regarding how this gate operates.

[Comment 00340 | Page | Closed]



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[Comment 00347 | Page | Closed]

Plan Revision:

Please revise the Calle Del Cielo cross-section on Sheet C-9 to dimension the curb-to-curb width and clearly show the location of the Calle Del Cielo cross-section in the plan view. Please also dimension the curb-to-curb width of Calle Del Cielo and the proposed private street in the plan view on Sheet C-9.

[Comment 00348 | Page | Closed]

Additional Comments:

Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)

[Comment 00366 | Page | Open]

General:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (Information Only – No Action Required)

[Comment 00367 | Page | Open]

Project Description (Scope Change):

LA JOLLA (Process Four) – Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three existing parcels (APNs: 346-250-0800, 346-250-0900 and 346-250-1000) and create six parcels, each with a single dwelling unit with private garages for 23 vehicles total, as well as an accessory dwelling unit on Lot 6. A 34-foot wide private street within a 54 ft wide easement is proposed to access these lots from Calle Del Cielo. The site is located at 8303 La Jolla Shores Drive in the LJSPPD-SF zone of the La Jolla Shores Planned District, Mobility Zones 2 and 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal) Overlay Zone, within the La Jolla Community Plan and Council District 1.

The change in scope refers to the reduction in the number of parking spaces from 36 to 23 automobile parking spaces.

[Comment 00368 | Page | Open]

Mobility Choices, updated:

Following up on comments #96, #195 #291, #329, per SDMC Section 143.1102, the Mobility Choices Regulations apply to any development for which a Building Permit is issued, except: (h) development that does not require a Certificate of Occupancy. Per SDMC Section 129.0113(a), ...A Certificate of Occupancy is not required for existing or new detached one and two family dwellings or townhouses as defined in the California Residential Code, and their accessory structures. The proposed development with 6 single family dwelling units each on their own lot plus an accessory dwelling unit on Lot 6 meets the exception per SDMC Section 143.1102(h); therefore, the Mobility Choices Regulations do not apply to the proposed project.

[Comment 00369 | Page | Open]

Proposed sidewalk connection – Calle Del Cielo:

Following up on comments #99, #197, #292 and #330, in addition to revising Sheet C-9 to call out the removal of a portion of



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an existing wall and construct a sidewalk to extend and connect with the existing sidewalk along Calle Del Cielo, please revise plans to dimension the width of the existing and proposed sidewalk and revise the call out to extend the sidewalk "per current City standards." (5th request)

[Comment 00370 | Page | Closed]

Parking (Lot 3):

Per the applicant's response to comment #301, the lower level garage for Lot 3 (Sheet A208) is intended for beach storage. The plans label this area as a golf cart/storage garage and do not show vehicular parking spaces in this area.

[Comment 00371 | Page | Open]

Driveway Gradient (greater than 14%):

Following up on comments #209, #305, and #337, it appears that an 8-foot long transition is shown at both the top and bottom of the driveway ramps for Lots 1, 2, and 3. However, the transitions still exceed one-half of the abutting slope for the driveway ramps on Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2. Sheet C-2 shows a 10% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 7.5%.
- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3. Sheet C-3 shows a 12% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 9%.
- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4. Sheet C-4 shows a 12% transition at the bottom and 8% transition at the top of the ramp. The 12% transition exceeds 8.9%.

Please revise Sheet C-1, C-2, and C-3 so that the transitions at the top and bottom of the slopes to not exceed half of the abutting slopes as stated above.

(4th request)

[Comment 00372 | Page | Open]

General:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

(Information Only – No Action Required)

[Comment 00373 | Page | Open]

Project Description (Scope Change):

LA JOLLA (Process Four) – Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three existing parcels (APNs: 346-250-0800, 346-250-0900 and 346-250-1000) and create six parcels, each with a single dwelling unit with private garages for 23 vehicles total, as well as an accessory dwelling unit on Lot 6. A 34-foot wide private street within a 54 ft wide easement is proposed to access these lots from Calle Del Cielo. The site is located at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District, Mobility Zones 2 and 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal) Overlay Zone, within the La Jolla Community Plan and Council District 1.

The change in scope refers to the reduction in the number of parking spaces from 36 to 23 automobile parking spaces.



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[Comment 00374 | Page | Open]

Mobility Choices, updated:

Following up on comments #96, #195 #291, #329, per SDMC Section 143.1102, the Mobility Choices Regulations apply to any development for which a Building Permit is issued, except: (h) development that does not require a Certificate of Occupancy. Per SDMC Section 129.0113(a), ...A Certificate of Occupancy is not required for existing or new detached one and two family dwellings or townhouses as defined in the California Residential Code, and their accessory structures. The proposed development with 6 single family dwelling units each on their own lot plus an accessory dwelling unit on Lot 6 meets the exception per SDMC Section 143.1102(h); therefore, the Mobility Choices Regulations do not apply to the proposed project.

[Comment 00375 | Page | Open]

Proposed sidewalk connection – Calle Del Cielo:

Following up on comments #99, #197, #292 and #330, in addition to revising Sheet C-9 to call out the removal of a portion of an existing wall and construct a sidewalk to extend and connect with the existing sidewalk along Calle Del Cielo, please revise plans to dimension the width of the existing and proposed sidewalk and revise the call out to extend the sidewalk “per current City standards.” (5th request)

[Comment 00376 | Page | Closed]

Parking (Lot 3):

Per the applicant's response to comment #301, the lower level garage for Lot 3 (Sheet A208) is intended for beach storage. The plans label this area as a golf cart/storage garage and do not show vehicular parking spaces in this area.

[Comment 00377 | Page | Open]

Driveway Gradient (greater than 14%):

Following up on comments #209, #305, and #337, it appears that an 8-foot long transition is shown at both the top and bottom of the driveway ramps for Lots 1, 2, and 3. However, the transitions still exceed one-half of the abutting slope for the driveway ramps on Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2. Sheet C-2 shows a 10% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 7.5%.
- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3. Sheet C-3 shows a 12% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 9%.
- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4. Sheet C-4 shows a 12% transition at the bottom and 8% transition at the top of the ramp. The 12% transition exceeds 8.9%.

Please revise Sheet C-1, C-2, and C-3 so that the transitions at the top and bottom of the slopes to not exceed half of the abutting slopes as stated above. (5th request)

[Comment 00378 | Page | Open]

Parking (Lot 5):

Per the applicant's response to comment # 302, the turntable allows vehicles to rotate at any given angle to facilitate their parking and can be driven over and traversed. The 2-post lift will only be used to display and maintain vehicles, and that garage will be utilized as a car collection and will not be the main mode for ingress/egress of vehicles.

Following up on comments #106, #205, #298, and #302, Sheet A216 shows and dimensions 3 garage parking spaces, whereas the parking table on Sheet TS002 for Lot 5 states that 4 parking spaces are proposed. Additionally, Sheet 215 (lower level) shows a lower garage/workshop; however, the parking spaces that were shown on the previous submittal have been removed. Please revise the plans to clearly show and dimension the parking spaces on Sheet 215 so that it is clear this area



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will be utilized for parking and revise the parking table and parking count on Sheet TS002 accordingly. (4th request)

[Comment 00379 | Page | Open]

Plan Revision – Power Pole:

Following up on comment #342, Note 2 on Sheet C-9 has been revised to state, “power pole to be relocated.” Whereas Sheet C-10 calls out the “existing overhead and to poles be removed” and notes that all existing overhead lines are to be removed and/or undergrounded. Please correct these discrepancies.

[Comment 00380 | Page | Open]

Plan Revision – Existing and Proposed Wall:

Per the applicant's response (by Rancho Coastal Engineering) to comment #343, a portion of the existing wall at the north side of Lot 6 will be removed, and the project will construct a sidewalk to extend to the existing sidewalk to the north along Calle Del Cielo, as shown on Sheet C-9. Sheet C-9 has also been revised to propose a 4 to 6 foot retaining wall with guard rail. Please refer to DSD-Engineering's comments regarding the proposed retaining wall.

[Comment 00381 | Page | Closed]

Plan Revision – Street Light:

Per applicant's response (by Rancho Coastal Engineering) to comment #344, the existing street light previously shown (on Sheets C-1 and C-7) was mislabeled and there is not a street light at this location, only at the beginning of the cul-de-sac to the north of the project.

[Comment 00382 | Page | Open]

Plan Revision:

Following up on comment #345, Sheets M-1, C-1, C-8, and C-9 have been revised to show the existing stairs fronting 8305 Calle Del Cielo. However, it appears that Sheets M-1, C-1, C-8, and C-9 still show a wall fronting 8305 Calle Del Cielo rather than the existing short “curb” per Google Maps. Please revise the plans accordingly. (2nd request)

[Comment 00383 | Page | Open]

Additional Comments:

Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)

[Comment 00385 | Page | Conditional]

Draft Conditions:

- All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.*
- Prior to the issuance of any building permit, the Owner/Permittee shall remove a portion of an existing wall on the northern portion of Lot 6 and assure by permit and bond the construction of a 5 ft wide contiguous sidewalk to connect with the existing sidewalk on the west side of Calle Del Cielo, as shown on Exhibit 'A' per current City standards, satisfactory to the*



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[Comment 00128 | Page | Closed]

Provide sewer flow generation for the proposed project.

[Comment 00129 | Page | Closed]

Provide water demand and fire flow for the proposed project.

[Comment 00172 | Page | Closed]

Please address uncleared issues and provide a specific response to each comment.

[Comment 00184 | Page | Closed]

Following up on comment #117, our records show an existing water service from La Jolla Shores Dr through through Calle Frescota to the project site. Will this be remained or killed?

Following up on comment #119, show existing sewer lateral. Is it to be remained or be plugged at pl?

[Comment 00262 | Page | Closed]

Please address uncleared comments.

Per previous comments, #117 and #184, show and call out on the plans the existing sewer lateral to be plugged at the property line and water service to be killed at the main.

[Comment 00263 | Page | Closed]

Show the existing water and sewer mains on La Jolla Shores Drive and Calle Frescota. Our records show an existing 16 " PVC water main per 33181-4-d, ex 8" AC water main per 12567-6-d, and an existing 8" VC sewer main per 1382-D on La Jolla Shores Drive; and an existing 8" VC sewer main on Calle Frescota per 7923-L. Please verify and update.

[Comment 00264 | Page | Open]

Tentative map, grading plans and site plan must all be consistent. Show proposed water and sewer main alignment, proposed water and sewer easement, water services, sewer laterals, and existing water service to be killed at main and sewer lateral to be plugged at property line.

[Comment 00265 | Page | Closed]

Proposed sewer main radius' must meet section 2.2.9.3. Please show how this is being met.

[Comment 00266 | Page | Closed]

Include a proposed sewer manhole at change of pipe material and at each bend.

[Comment 00267 | Page | Closed]

Call out the proposed sewer laterals as "Private-EMRA Required," since connecting to easement main.

[Comment 00268 | Page | Closed]

Please show the proposed water main curves and bends per Water Design Guide section 3.3.1.1.



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[Comment 00269 | Page | Closed]

Show the proposed locations of water meters.

[Comment 00270 | Page | Closed]

If proposed water services are adjacent to a proposed driveway, please show water services to be a minimum of 3' away from proposed driveway flare.

[Comment 00271 | Page | Closed]

Tentative map shows a proposed structure within street and above water and sewer main. Please remove.

[Comment 00272 | Page | Closed]

End the proposed sewer main 5' before the roundabout and show proposed manhole.

[Comment 00273 | Page | Open]

Proposed plans and proposed gates to private street will be sent to PUD for review. Comments are pending and will be forwarded to the project point of contact. Show and call out proposed gates on Site plan and Tentative map.

[Comment 00274 | Page | Closed]

Please relocate proposed sewer main to the centerline of the street and show a minimum 10' edge to edge separation to the water main. Update the street section.

[Comment 00276 | Page | Closed]

No proposed trees within 10' of sewer and water mains.

[Comment 00277 | Page | Closed]

Call out "Private-EMRA required" for all proposed encroachments within easement (i.e. proposed trees/landscaping/irrigation within roundabout, vehicle gate, pedestrian gate, doors, gate at entry, trench drain, etc).

[Comment 00278 | Page | Closed]

At the proposed connections to the existing water and sewer mains, provide a smooth transition with a straight connection then beginning of curve.

[Comment 00279 | Page | Closed]

Rename "proposed public utility easement" to "Proposed Water and Sewer Easement" on plans and street cross-section.

[Comment 00317 | Page | Closed]

Please address uncleared comments.

[Comment 00318 | Page | Closed]

Regarding PUD comments emailed to the project point of contact, please provide a response to each comment on the comment form. Once responses are received, plans and responses will be forwarded to PUD for review.

[Comment 00319 | Page | Closed]



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Please show and call out location of backflow preventers. They must be on private property adjacent to property line.

[Comment 00320 | Page | Closed]

For the proposed 6" private sewer along the western property boundary line, please show and call out a proposed private sewer easement in favor of Lots 4, 5 and 6.

[Comment 00321 | Page | Closed]

For the proposed private 6" sewer adjacent to/within Calle Frescota, please show and call out a proposed private sewer easement in favor of Lots 4, 5 and 6. Show proposed slope and elevations. At the connection to the existing 8" VC sewer main, please provide a public manhole.

[Comment 00322 | Page | Open]

Please reflect the information shown on C-10 within the proposed grading plan, Sheet C-1. Revise note to "kill/remove E water lateral at main" and "Abandon/remove E sewer lateral at property line"

[Comment 00323 | Page | Open]

On C-1, remove the Callout "4" for a cleanout where there is a proposed sewer manhole at the connection between the existing sewer main and proposed sewer main; and remove call out for water riser?

[Comment 00325 | Page | Closed]

Please call out the sewer lateral serving Lot 3 as private since within proposed driveway and not perpendicular to the main.

[Comment 00361 | Page | Closed]

On sheet C-1, please revise notes to "Proposed public 8" PVC water main" and "Proposed public 8" PVC sewer main"

[Comment 00362 | Page | Closed]

On C-8, show invert elevations on the proposed manhole at Sta 3+25.85. and proposed slopes. There is a call out for 60' V.C., please confirm if this is proposed.

[Comment 00363 | Page | Closed]

The existing 15' sewer easement adjacent to Calle Frescota will need to meet current City Standards for width. Please see Sewer Design Guide Section 3.

[Comment 00386 | Page | Open]

Please address uncleared comments.

[Comment 00390 | Page | Open]

On Sheet C-1, show and call out the existing water service serving Parcel 1 (8283 La Jolla Shores Dr) as to be remained and show private easement in favor of Parcel 1 for the water service crossing lot line.

[Comment 00391 | Page | Open]

On Sheet C-1, show and call out the existing water service serving Lot 1280 (8317 La Jolla Shores Dr) as to be remained and show private easement in favor of Lot 1280 for the water service crossing lot line.



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[Comment 00392 | Page | Open]

On Sheet C-10, call out the existing water service serving Lot 1280 as to be remained.

[Comment 00393 | Page | Open]

On Sheet C-10, call out the existing water services as to be "killed at the main", and existing sewer laterals as to be "plugged at the property line."

[Comment 00394 | Page | Open]

Please ensure the proposed public manhole on Calle Frescota will have full accessibility.

[Comment 00395 | Page | Open]

The alignment on Sht M-1 for the proposed public sewer main and public water main must match Sht C-1.

[Comment 00396 | Page | Open]

On Street Section on M-1, call out easement as "Proposed Public Water and Sewer Easement"

[Comment 00397 | Page | Open]

Verify the "Public Utility Easement Note". There are easements within Calle Frescota?

[Comment 00398 | Page | Open]

On Sht C-8, the existing 8" sewer main invert elevations 71.3 & 70.5 don't match our records. Was Standard drawing M-12 for datums taken into account for drawings prior to March 1963?

[Comment 00399 | Page | Open]

On Sht C-8, based on the elevations shown, please evaluate alignment for the potential for a hydraulic jump.

[Comment 00400 | Page | Open]

Please address and respond to remaining PUD comments, previously emailed to the project point of contact.

[Comment 00401 | Page | Open]

Current plans have been sent to PUD, additional comments are pending.

[Comment 00402 | Page | Open]

Please call out the proposed finished surface of the roundabout. No landscaping or irrigation allowed.

ESD-Environmental Services

Jane-Marie Fajardo
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(858) 997-3300

[Comment 00171 | Page | Closed]



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and §113.0240 Calculating Lot Coverage.

Lot coverage means that portion of a lot that is occupied by buildings or structures that are roofed or otherwise covered or unroofed and have a finished floor that extends more than 3 feet above grade. Lot coverage is expressed as a percentage. See Section 113.0240 for additional information on calculating lot coverage.

Please ensure all structures are calculated into the lot coverage percentage.

[Comment 00167 | Sheet A403 | Open]

Height

§113.0228 Determining Existing Grade (b) If grading was approved and conducted as part of an approved tentative map, existing grade is the ground elevation of the premises following completion of the approved grading operation.

§1510.0304 Single Family Zone-Development Regulations

(c) Maximum Building Height

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet following §1510.0108 Height Limitation—Measurement [Informational Only - No Action Required]

This project is within the Coastal Height Limit Overlay and, therefore, will need to meet Plumb line height, Overall height, and Proposition "D" Height.

Please ensure all measurements in height for the plumb line, overall height (base zone), and Coastal Height Limitation ("Prop D") are correctly labeled on the elevations and sections.

Please note that Overall height and Coastal Height Limitation (Prop "D") are two different types of measurements.

[Comment 00168 | Sheet A403 | Open]

Overall height

*Provide further information on the grade datums of the **structure's perimeter only**, please note between these two points shall determine if the project qualifies for 10' grade differential and then is measure 5' from the farthest projection from the existing or proposed grade, whichever is lowest.*

It appears that the project has presented Coastal Height Limitation, however, would need to conform to the overall base zone height in accordance with 113.0270 (a)(2)(b).

Please provide details of the grade differential per SDMC §113.0270 Measuring Structure Height (a)(2)(b). This measurement is the elevation difference within the building footprint. The measurement is then taken from the lowest point of grade (existing/proposed, whichever is lowest) within five feet of the farthest projection (building wall, balcony, bay window, or similar architectural projection), or the property line, whichever is closer.

Planning staff is unclear about where the 5' measurement of the farthest projection is measured from since the dimension of 5' is not presented on the elevations or sections.

Please note that the retaining walls shall not be counted as an architectural projection or included in height measurement.

Please note each structure's height when reviewing Overall Height and Plumb Line height shall be determined as separate height measurements when the structure has a 6' separation in accordance with 113.0270(a)(3)



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Structure height is measured separately for each structure that is separated from another structure on the premises by 6 feet or more. Separation between structures shall be measured in plan view to account for the structural envelope of each structure.

[Comment 00169 | Sheet A403 | Open]

Plumb Line Height

Lot No. 1 A402 Unclear on the two proposed grade lines on the North Elevation.

The applicant shall include cross-sections of each building to understand the topography of each structure. The plans shall note any special circumstances following 113.0270(4) and illustrate how the project conforms to the height restrictions in the SDMC.

Currently, the plans provide a long cross-section across three parcels from each side of the subdivision.

Planning staff would like further sections to be provided for each individual lot and its proposed structures.

[Comment 00170 | Sheet A501 | Closed]

Coastal Height Limitation

[Technical Bulletin 5-4](#) - Please refer to Figure 1 and provide the 5' perimeter of each structure's exterior wall. The plans should label the highest and lowest datum 5' within the building wall. Please refer to Figure 2 and Figure 3. The grade differential shall determine the measurement of coastal height limitation. Please ensure the highest point of the structure is represented on the roof plans and labeled.

Lot 1, 3, 4, 5 - Please note each structure is required to show low and high datums from each structure. There is a separation of more than 6' between the accessory structures and the primary structure.

Lot 6 - Please clarify the two high datum points presented on the site and roof plan. Please present the high and low datums shown in Figure 1 for each structure separated by more than 6'.

[Comment 00364 | Sheet TS001 | Open]

Previous comments still apply to the project's proposal of existing grades and proposed grades. Please note the project continues to provide phantom existing grades that will no longer exist once the tentative map is finalized. The applicant has modified a few sections/elevations to correct the presentation. However, many sections present an Overall Height exception that does not apply to Plumb line height, as shown in prior comments.

The project will measure the plumb line from the finished grade since such grade will be considered the "existing grade" for the purposes of measurement following §113.0270 Measuring Structure Height.

[Comment 00365 | Sheet TS001 | Open]

Planning staff has met with the applicant to go over pending comments. The applicant has requested a second opinion concerning exception height in §113.0270(a)(4)(ii) interpretation for exterior subterranean areas.

DSD-Transportation Development

Mary Rose Ann Santos
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curve radius of 100 ft. Sheet C-1 shows gradients between 2% to 15% along the private street, which meets the requirement.

[Comment 00305 | Sheet C-2 | Open]

Driveway Gradient (greater than 14%):

Per response to Issue #209, applicant states that the plan has been updated. However, the transitions still exceed one-half of the abutting slope for Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2.*
- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3.*
- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4.*

Please revise Sheets C-2, C-3, and C-4 accordingly and show the length of these transitions as 8 feet for the first and last of the driveway ramp. (2nd Request)

[Comment 00306 | Sheet A000 | Closed]

Pedestrian Access:

Following up on comments #111 and 210, Sheet A000 has been revised to show pedestrian circulation along the proposed sidewalk on the proposed private street. Please show also show and label the proposed pedestrian access from the Calle Del Cielo right-of-way to the project site.

[Comment 00307 | Sheet A601 | Closed]

Gates:

Per applicant's response to Issues #112 and 211, Sheet A601 shows the proposed gate swinging inward to the project site and is noted to be electric gates per Note E under Fire Notes. Please label the distance between the property line and the gate on Sheet A601. (2nd Request)

In addition, Sheet M-1 labels the location of the gate at the property line, whereas Sheets C-1, C-7, A000, and A601 show the gate further into the project site. Please revise and correct this discrepancy.

[Comment 00308 | Sheet L100 | Closed]

Plan Revision (Sidewalk):

Sheets L100 and L300 show no sidewalk on the parkway within the private street, whereas the cross-section for the private street on Sheet M-1 shows a 5 ft wide sidewalk on both sides. Please revise and correct this discrepancy.

[Comment 00309 | Sheet A000 | Closed]

Plan Clarification:

Following up on comments #102 and 200, Sheet A000 shows and labels a 20 ft "dropping zone" in each lot. Please demonstrate a minimum 20 ft long area from the back of the sidewalk on the private street to each garage and eliminate the "dropping zone" label on each lot.

Fire-Plan Review



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CREDIT FOR DEMOLITION:

Existing buildings may be eligible for a Development Impact Fee (DIF) credit. During the building review process, please include a Demolition Plan and its Demolition Permit Application Number on the plans of your next submittal.

TIMING AND METHODS OF DIF PAYMENTS:

Development Impact Fees are generally due no later than before requesting the final inspection of completed building(s) per San Diego Municipal Code Section 142.0640. Applicants reserve the option to pay at Building Permit issuance.

For all projects with a building permit application date prior to July 1st, 2022, and ready for building permit issuance in FY 2023, applicants will be given the opportunity to pay FY 2022 fee rates if payment is made at building permit issuance. However, if an applicant chooses to pay the fee at Final Inspection, any annual inflationary adjustments shall apply.

Email impactfees@sanidiego.gov to schedule a DIF payment.

Once payment is scheduled, you may pay online or in person. Accepted online payment methods are checks and credit/debit cards. Accepted in-person payment methods are checks, money orders, or cashier's checks payable to "City Treasurer." **Credit/debit cards are not accepted for in-person payments.**

(INFORMATION ONLY)

FEE SCHEDULE:

Development Impact Fees are subject to an annual inflationary rate increase at the beginning of each new fiscal year (July 1st).

The current DIF Schedule can be accessed at:

<https://www.sandiego.gov/sites/default/files/feeschedule.pdf>

NOTICE:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the development project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. The DSD Development Project Manager can assist with further questions.

Planning-Park and Recreation

Kathleen Brand
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619-446-5089

[Comment 00073 | Sheet TS001 | Open]

This project was reviewed for conformance with the City's General Plan guidelines for population-based parks, the La Jolla Community Plan, and the La Jolla Public Facilities Fee Impact Study.

[Comment 00074 | Sheet TS001 | Open]

The Complete Communities Citywide Parks Master Plan and related General Plan population-based park standards have been adopted. The City has adopted a new Citywide Park Development Impact Fee, along with a new General Plan population-based Park Standard, this project would be assessed a Citywide Park Development Impact Fee to satisfy the project's population-based park requirements and would not be subject to a park ad hoc fee.

CIELO MAR

OVERALL

SCOPE OF WORK

- One (1) consolidated lot split into six (6) numbered residential lots and one (1) lettered H.O.A lot
- Lots (1-6) to each have a 2-3 story single family residence
- Lot 6 also includes (1) ADU, to be accessed from Calle Frescota. No other lots have usage to Calle Frescota
- Each Lot to include a pool, detached and/or attached garage
- To be served via private street accessed off of the south end of Calle del Cielo
- Landscapae, public improvments, and other site work to be included withinin this CDP/SDP/TM

ADDRESS: 8303 La Jolla Shores Dr, San Diego, Ca 92037**AVERAGE LOT SIZE:** 28,295 sqft**AVERAGE FAR:** .42**AVERAGE GFA:** 11,600 sqft**AVERAGE SETBACKS:** 89'10" Front yard setback; 19'0" Side yard setback; 15' 6" Rear yard setback

LOT 1

LOCATION: North East lot**SCOPE:** 8,870 SF 2-Story; Single Family Dwelling;
Detached 3 Car Garage**LOT SIZE:** 33,717 SF**GFA:** 8,870 SF**FAR:** .26**MAX HEIGHT:** 28' 5 3/4"**LANDSCAPE:** 16,635 SF - 49%**PROPOSED SETBACKS:** Front: 59'10" (N)Side: 6' 8"
(S)Side 20' 5.25" Rear: 29'6"

LOT 2

LOCATION: Central East lot**SCOPE:** 9,068 SF 2-Story; Single Family Dwelling;
3 Car Garage**LOT SIZE:** 20,737 SF**GFA:** 9,068 SF**FAR:** .44**MAX HEIGHT:** 28'6 3/4"**LANDSCAPE:** 6,380 SF - 31%**PROPOSED SETBACKS:** Front: 79'8" (N)Side: 10' 10.25" (S)
Side: 22' 5.75" Rear: 9'11"

LOT 3

LOCATION: South East lot**SCOPE:** 14,332 SF 2-Story; Single Family Dwelling;
3 Car Garage**LOT SIZE:** 31,495 SF**GFA:** 14,332 SF**FAR:** .46**MAX HEIGHT:** 29'3"**LANDSCAPE:** 11,462 SQ - 36%**PROPOSED SETBACKS:** Front: 51'7" (N)Side: 27'8" (S)
Side: 10'1" (W)Side: 89'11" Rear: 16'6"

LOT 4

LOCATION: South West lot**SCOPE:** 11,457 SF Split Level; Single Family Dwelling;
3 Car Garage**LOT SIZE:** 30,241 SF**GFA:** 11,457 SF**FAR:** .39**MAX HEIGHT:** 25'6"**LANDSCAPE:** 11,975 SF - 40%**PROPOSED SETBACKS:** Front: 6'0" (N)Side: 8'1.5"
(S)Side: 9' 4.75" (E)Side: 5' 3" Rear: 27'6"

LOT 5

LOCATION: Central West lot**SCOPE:** 12,612 SF 2-Story; Single Family
Dwelling; 3 Car Garage**LOT SIZE:** 27,645 SF**GFA:** 12,612 SF**FAR:** .46**MAX HEIGHT:** 28' 9 1/2"**LANDSCAPE:** 10,476 SF - 39%**PROPOSED SETBACKS:** Front: 59'10" (N)Side: 6'8" (S)Side:
20' 5.25" Rear: 29' 6"

LOT 6

LOCATION: North West lot**SCOPE:** 11,476 SF 2-Story; Single Family Dwelling;
Detached 3 Car Garage; 1,200 SF ADU**LOT SIZE:** 25,935 SF**GFA:** 13,264 SF**FAR:** .51**MAX HEIGHT:** 29' 9.25"**LANDSCAPE:** 9,594 SF - 37%**PROPOSED SETBACKS:** Front: 10'0" (N)Side 12' 7" (S)Side:
10'1" Rear: 57'0"

LOT 1 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
346-190-01-00	8305 CALLE DEL CIELO	30,056
TBD	CIELO MAR LOT 1	33,717
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
TOTAL		1,073,123
AVERAGE		20,637

LOT 1 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
TBD	CIELO MAR LOT 1	59.9
346-322-01-00	8171 CALLE DEL CIELO	66.6
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
TOTAL		1412.8
AVERAGE		27.17

LOT 1 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
TBD	CIELO MAR LOT 1	6.7
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
346-202-10-00	2502 CALLE DEL ORO	71.3
TOTAL		561.4
AVERAGE		10.80

LOT 1 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
TBD	CIELO MAR LOT 1	20.4
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
TOTAL		700.2
AVERAGE		13.47

LOT 1 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	3.7
346-202-04-00	2470 CALLE DEL ORO	7.6
346-240-03-00	8317 LA JOLLA SHORES DR	8.2
346-250-06-00	2466 VALLECITOS CT	8.5
346-250-04-00	2446 VALLECITOS CT	12.6
346-180-21-00	2355 CALLE DE LA GARZA	14.5
346-190-01-00	8305 CALLE DEL CIELO	14.8
346-300-07-00	2351 VALLECITOS	17.1
346-180-22-00	2350 CALLE DE LA GARZA	17.4
346-300-04-00	2333 VALLECITOS	19.2
346-300-06-00	2345 VALLECITOS	21.7
346-322-01-00	8171 CALLE DEL CIELO	23.9
346-250-07-00	2486 VALLECITOS CT	24.4
346-180-24-00	8320 CALLE DEL CIELO	28.1
TBD	CIELO MAR LOT 1	29.5
346-321-02-00	2431 VALLECITOS	38.6
346-240-19-00	8283 LA JOLLA SHORES DR	40.4
346-201-02-00	2443 CALLE DEL ORO	42.6
346-190-02-00	8315 CALLE DEL CIELO	48.9
346-190-04-00	8347 CALLE DEL CIELO	49.5
346-321-01-00	2411 VALLECITOS	50.1
346-240-07-00	2336 VALLECITOS	51.2
346-250-03-00	2406 VALLECITOS	59.3
346-180-20-00	2339 CALLE DE LA GARZA	66.8
346-201-03-00	2457 CALLE DEL ORO	68.3
346-180-10-00	8350 CALLE DEL CIELO	74
346-201-05-00	2485 CALLE DEL ORO	75.1
346-331-02-00	2575 CALLE DEL ORO	77.1
346-201-04-00	2471 CALLE DEL ORO	79.9
346-190-03-00	8333 CALLE DEL CIELO	82.5
346-331-01-00	2563 CALLE DEL ORO	85.6
346-180-23-00	8332 CALLE DEL CIELO	86.8
346-201-06-00	2505 CALLE DEL ORO	88.9
346-262-09-00	2552 CALLE DEL ORO	90.55
346-240-15-00	2342 VALLECITOS	92.7
346-261-01-00	2521 CALLE DEL ORO	92.7
346-261-03-00	2543 CALLE DEL ORO	96.9
346-180-25-00	8308 CALLE DEL CIELO	97.8
346-261-04-00	2553 CALLE DEL ORO	98.4
346-261-02-00	2533 CALLE DEL ORO	99.6
346-240-17-00	2350 VALLECITOS	108.4
346-262-03-00	2542 CALLE DEL ORO	108.4
346-262-02-00	2532 CALLE DEL ORO	113
346-262-01-00	2522 CALLE DEL ORO	114.1
346-202-06-00	2512 CALLE DEL ORO	120.7
346-240-09-00	2324 VALLECITOS	136.1
346-202-10-00	2502 CALLE DEL ORO	143.7
TOTAL		3056.15
AVERAGE		58.77

LOT 1 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
TBD	CIELO MAR LOT 1	8,870
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TOTAL		294,946
AVERAGE		5,672

LOT 1 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
TBD	CIELO MAR LOT 1	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
346-180-10-00	8350 CALLE DEL CIELO	0.45
346-262-09-00	2552 CALLE DEL ORO	0.46
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
TOTAL		14.86
AVERAGE		0.29

LOT 2 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
TBD	CIELO MAR LOT 2	20,737
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
346-190-01-00	8305 CALLE DEL CIELO	30,056
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
TOTAL		1,060,143
AVERAGE		20,387

LOT 2 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
346-322-01-00	8171 CALLE DEL CIELO	66.6
TBD	CIELO MAR LOT 2	79.8
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
TOTAL		1432.7
AVERAGE		27.55

LOT 2 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
TBD	CIELO MAR LOT 2	10.9
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
346-202-10-00	2502 CALLE DEL ORO	71.3
TOTAL		565.6
AVERAGE		10.88

LOT 2 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
TBD	CIELO MAR LOT 2	22.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
TOTAL		702.2
AVERAGE		13.50

LOT 2 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	3.7
346-202-04-00	2470 CALLE DEL ORO	7.6
346-240-03-00	8317 LA JOLLA SHORES DR	8.2
346-250-06-00	2466 VALLECITOS CT	8.5
TBD	CIELO MAR LOT 2	10
346-250-04-00	2446 VALLECITOS CT	12.6
346-180-21-00	2355 CALLE DE LA GARZA	14.5
346-190-01-00	8305 CALLE DEL CIELO	14.8
346-300-07-00	2351 VALLECITOS	17.1
346-180-22-00	2350 CALLE DE LA GARZA	17.4
346-300-04-00	2333 VALLECITOS	19.2
346-300-06-00	2345 VALLECITOS	21.7
346-322-01-00	8171 CALLE DEL CIELO	23.9
346-250-07-00	2486 VALLECITOS CT	24.4
346-180-24-00	8320 CALLE DEL CIELO	28.1
346-321-02-00	2431 VALLECITOS	38.6
346-240-19-00	8283 LA JOLLA SHORES DR	40.4
346-201-02-00	2443 CALLE DEL ORO	42.6
346-190-02-00	8315 CALLE DEL CIELO	48.9
346-190-04-00	8347 CALLE DEL CIELO	49.5
346-321-01-00	2411 VALLECITOS	50.1
346-240-07-00	2336 VALLECITOS	51.2
346-250-03-00	2406 VALLECITOS	59.3
346-180-20-00	2339 CALLE DE LA GARZA	66.8
346-201-03-00	2457 CALLE DEL ORO	68.3
346-180-10-00	8350 CALLE DEL CIELO	74
346-201-05-00	2485 CALLE DEL ORO	75.1
346-331-02-00	2575 CALLE DEL ORO	77.1
346-201-04-00	2471 CALLE DEL ORO	79.9
346-190-03-00	8333 CALLE DEL CIELO	82.5
346-331-01-00	2563 CALLE DEL ORO	85.6
346-180-23-00	8332 CALLE DEL CIELO	86.8
346-201-06-00	2505 CALLE DEL ORO	88.9
346-262-09-00	2552 CALLE DEL ORO	90.55
346-240-15-00	2342 VALLECITOS	92.7
346-261-01-00	2521 CALLE DEL ORO	92.7
346-261-03-00	2543 CALLE DEL ORO	96.9
346-180-25-00	8308 CALLE DEL CIELO	97.8
346-261-04-00	2553 CALLE DEL ORO	98.4
346-261-02-00	2533 CALLE DEL ORO	99.6
346-240-17-00	2350 VALLECITOS	108.4
346-262-03-00	2542 CALLE DEL ORO	108.4
346-262-02-00	2532 CALLE DEL ORO	113
346-262-01-00	2522 CALLE DEL ORO	114.1
346-202-06-00	2512 CALLE DEL ORO	120.7
346-240-09-00	2324 VALLECITOS	136.1
346-202-10-00	2502 CALLE DEL ORO	143.7
TOTAL		3056.15
AVERAGE		58.77

LOT 2 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
TBD	CIELO MAR LOT 2	9,068
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TOTAL		294,946
AVERAGE		5,672

LOT 2 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
TBD	CIELO MAR LOT 2	0.44
346-180-10-00	8350 CALLE DEL CIELO	0.45
346-262-09-00	2552 CALLE DEL ORO	0.46
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
TOTAL		14.86
AVERAGE		0.29

LOT 3 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
346-190-01-00	8305 CALLE DEL CIELO	30,056
TBD	CIELO MAR LOT 3	31,495
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
TOTAL		1,070,901
AVERAGE		20,594

LOT 3 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
TBD	CIELO MAR LOT 3	51.6
346-322-01-00	8171 CALLE DEL CIELO	66.6
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
TOTAL		1404.5
AVERAGE		27.01

LOT 3 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
TBD	CIELO MAR LOT 3	28
346-202-10-00	2502 CALLE DEL ORO	71.3
TOTAL		582.7
AVERAGE		11.21

LOT 3 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
TBD	CIELO MAR LOT 3	10
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
TOTAL		689.8
AVERAGE		13.27

LOT 3 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	3.7
346-202-04-00	2470 CALLE DEL ORO	7.6
346-240-03-00	8317 LA JOLLA SHORES DR	8.2
346-250-06-00	2466 VALLECITOS CT	8.5
346-250-04-00	2446 VALLECITOS CT	12.6
346-180-21-00	2355 CALLE DE LA GARZA	14.5
346-190-01-00	8305 CALLE DEL CIELO	14.8
TBD	CIELO MAR LOT 3	15.5
346-300-07-00	2351 VALLECITOS	17.1
346-180-22-00	2350 CALLE DE LA GARZA	17.4
346-300-04-00	2333 VALLECITOS	19.2
346-300-06-00	2345 VALLECITOS	21.7
346-322-01-00	8171 CALLE DEL CIELO	23.9
346-250-07-00	2486 VALLECITOS CT	24.4
346-180-24-00	8320 CALLE DEL CIELO	28.1
346-321-02-00	2431 VALLECITOS	38.6
346-240-19-00	8283 LA JOLLA SHORES DR	40.4
346-201-02-00	2443 CALLE DEL ORO	42.6
346-190-02-00	8315 CALLE DEL CIELO	48.9
346-190-04-00	8347 CALLE DEL CIELO	49.5
346-321-01-00	2411 VALLECITOS	50.1
346-240-07-00	2336 VALLECITOS	51.2
346-250-03-00	2406 VALLECITOS	59.3
346-180-20-00	2339 CALLE DE LA GARZA	66.8
346-201-03-00	2457 CALLE DEL ORO	68.3
346-180-10-00	8350 CALLE DEL CIELO	74
346-201-05-00	2485 CALLE DEL ORO	75.1
346-331-02-00	2575 CALLE DEL ORO	77.1
346-201-04-00	2471 CALLE DEL ORO	79.9
346-190-03-00	8333 CALLE DEL CIELO	82.5
346-331-01-00	2563 CALLE DEL ORO	85.6
346-180-23-00	8332 CALLE DEL CIELO	86.8
346-201-06-00	2505 CALLE DEL ORO	88.9
346-262-09-00	2552 CALLE DEL ORO	90.55
346-240-15-00	2342 VALLECITOS	92.7
346-261-01-00	2521 CALLE DEL ORO	92.7
346-261-03-00	2543 CALLE DEL ORO	96.9
346-180-25-00	8308 CALLE DEL CIELO	97.8
346-261-04-00	2553 CALLE DEL ORO	98.4
346-261-02-00	2533 CALLE DEL ORO	99.6
346-240-17-00	2350 VALLECITOS	108.4
346-262-03-00	2542 CALLE DEL ORO	108.4
346-262-02-00	2532 CALLE DEL ORO	113
346-262-01-00	2522 CALLE DEL ORO	114.1
346-202-06-00	2512 CALLE DEL ORO	120.7
346-240-09-00	2324 VALLECITOS	136.1
346-202-10-00	2502 CALLE DEL ORO	143.7
TOTAL		3056.25
AVERAGE		58.77

LOT 3 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TBD	CIELO MAR LOT 3	14,332
	TOTAL	296,014
	AVERAGE	5,693

LOT 3 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
346-180-10-00	8350 CALLE DEL CIELO	0.45
TBD	CIELO MAR LOT 3	0.46
346-262-09-00	2552 CALLE DEL ORO	0.46
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
TOTAL		14.86
AVERAGE		0.29

LOT 4 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
346-190-01-00	8305 CALLE DEL CIELO	30,056
TBD	CIELO MAR LOT 4	30,241
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
TOTAL		1,069,647
AVERAGE		20,570

LOT 4 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
TBD	CIELO MAR LOT 4	6
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
346-322-01-00	8171 CALLE DEL CIELO	66.6
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
TOTAL		1358.9
AVERAGE		26.13

LOT 4 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
TBD	CIELO MAR LOT 4	8.1
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
346-202-10-00	2502 CALLE DEL ORO	71.3
TOTAL		562.8
AVERAGE		10.82

LOT 4 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
TBD	CIELO MAR LOT 4	9.4
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
TOTAL		689.2
AVERAGE		13.25

LOT 4 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	3.7
346-202-04-00	2470 CALLE DEL ORO	7.6
346-240-03-00	8317 LA JOLLA SHORES DR	8.2
346-250-06-00	2466 VALLECITOS CT	8.5
346-250-04-00	2446 VALLECITOS CT	12.6
346-180-21-00	2355 CALLE DE LA GARZA	14.5
346-190-01-00	8305 CALLE DEL CIELO	14.8
346-300-07-00	2351 VALLECITOS	17.1
346-180-22-00	2350 CALLE DE LA GARZA	17.4
346-300-04-00	2333 VALLECITOS	19.2
346-300-06-00	2345 VALLECITOS	21.7
346-322-01-00	8171 CALLE DEL CIELO	23.9
346-250-07-00	2486 VALLECITOS CT	24.4
TBD	CIELO MAR LOT 4	27.5
346-180-24-00	8320 CALLE DEL CIELO	28.1
346-321-02-00	2431 VALLECITOS	38.6
346-240-19-00	8283 LA JOLLA SHORES DR	40.4
346-201-02-00	2443 CALLE DEL ORO	42.6
346-190-02-00	8315 CALLE DEL CIELO	48.9
346-190-04-00	8347 CALLE DEL CIELO	49.5
346-321-01-00	2411 VALLECITOS	50.1
346-240-07-00	2336 VALLECITOS	51.2
346-250-03-00	2406 VALLECITOS	59.3
346-180-20-00	2339 CALLE DE LA GARZA	66.8
346-201-03-00	2457 CALLE DEL ORO	68.3
346-180-10-00	8350 CALLE DEL CIELO	74
346-201-05-00	2485 CALLE DEL ORO	75.1
346-331-02-00	2575 CALLE DEL ORO	77.1
346-201-04-00	2471 CALLE DEL ORO	79.9
346-190-03-00	8333 CALLE DEL CIELO	82.5
346-331-01-00	2563 CALLE DEL ORO	85.6
346-180-23-00	8332 CALLE DEL CIELO	86.8
346-201-06-00	2505 CALLE DEL ORO	88.9
346-262-09-00	2552 CALLE DEL ORO	90.55
346-240-15-00	2342 VALLECITOS	92.7
346-261-01-00	2521 CALLE DEL ORO	92.7
346-261-03-00	2543 CALLE DEL ORO	96.9
346-180-25-00	8308 CALLE DEL CIELO	97.8
346-261-04-00	2553 CALLE DEL ORO	98.4
346-261-02-00	2533 CALLE DEL ORO	99.6
346-240-17-00	2350 VALLECITOS	108.4
346-262-03-00	2542 CALLE DEL ORO	108.4
346-262-02-00	2532 CALLE DEL ORO	113
346-262-01-00	2522 CALLE DEL ORO	114.1
346-202-06-00	2512 CALLE DEL ORO	120.7
346-240-09-00	2324 VALLECITOS	136.1
346-202-10-00	2502 CALLE DEL ORO	143.7
TOTAL		3056.25
AVERAGE		58.77

LOT 4 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TBD	CIELO MAR LOT 4	11,457
	TOTAL	294,946
	AVERAGE	5,672

LOT 4 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
TBD	CIELO MAR LOT 4	0.39
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
346-180-10-00	8350 CALLE DEL CIELO	0.45
346-262-09-00	2552 CALLE DEL ORO	0.46
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
TOTAL		14.86
AVERAGE		0.29

LOT 5 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
TBD	CIELO MAR LOT 5	27,645
346-190-01-00	8305 CALLE DEL CIELO	30,056
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
TOTAL		1,067,051
AVERAGE		20,520

LOT 5 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
TBD	CIELO MAR LOT 5	8
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
346-322-01-00	8171 CALLE DEL CIELO	66.6
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
TOTAL		1360.9
AVERAGE		26.17

LOT 5 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
TBD	CIELO MAR LOT 5	8.9
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
346-202-10-00	2502 CALLE DEL ORO	71.3
TOTAL		563.6
AVERAGE		10.84

LOT 5 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
TBD	CIELO MAR LOT 5	7.8
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
TOTAL		687.6
AVERAGE		13.22

LOT 5 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	3.7
346-202-04-00	2470 CALLE DEL ORO	7.6
346-240-03-00	8317 LA JOLLA SHORES DR	8.2
346-250-06-00	2466 VALLECITOS CT	8.5
346-250-04-00	2446 VALLECITOS CT	12.6
346-180-21-00	2355 CALLE DE LA GARZA	14.5
346-190-01-00	8305 CALLE DEL CIELO	14.8
TBD	CIELO MAR LOT 5	16.5
346-300-07-00	2351 VALLECITOS	17.1
346-180-22-00	2350 CALLE DE LA GARZA	17.4
346-300-04-00	2333 VALLECITOS	19.2
346-300-06-00	2345 VALLECITOS	21.7
346-322-01-00	8171 CALLE DEL CIELO	23.9
346-250-07-00	2486 VALLECITOS CT	24.4
346-180-24-00	8320 CALLE DEL CIELO	28.1
346-321-02-00	2431 VALLECITOS	38.6
346-240-19-00	8283 LA JOLLA SHORES DR	40.4
346-201-02-00	2443 CALLE DEL ORO	42.6
346-190-02-00	8315 CALLE DEL CIELO	48.9
346-190-04-00	8347 CALLE DEL CIELO	49.5
346-321-01-00	2411 VALLECITOS	50.1
346-240-07-00	2336 VALLECITOS	51.2
346-250-03-00	2406 VALLECITOS	59.3
346-180-20-00	2339 CALLE DE LA GARZA	66.8
346-201-03-00	2457 CALLE DEL ORO	68.3
346-180-10-00	8350 CALLE DEL CIELO	74
346-201-05-00	2485 CALLE DEL ORO	75.1
346-331-02-00	2575 CALLE DEL ORO	77.1
346-201-04-00	2471 CALLE DEL ORO	79.9
346-190-03-00	8333 CALLE DEL CIELO	82.5
346-331-01-00	2563 CALLE DEL ORO	85.6
346-180-23-00	8332 CALLE DEL CIELO	86.8
346-201-06-00	2505 CALLE DEL ORO	88.9
346-262-09-00	2552 CALLE DEL ORO	90.55
346-240-15-00	2342 VALLECITOS	92.7
346-261-01-00	2521 CALLE DEL ORO	92.7
346-261-03-00	2543 CALLE DEL ORO	96.9
346-180-25-00	8308 CALLE DEL CIELO	97.8
346-261-04-00	2553 CALLE DEL ORO	98.4
346-261-02-00	2533 CALLE DEL ORO	99.6
346-240-17-00	2350 VALLECITOS	108.4
346-262-03-00	2542 CALLE DEL ORO	108.4
346-262-02-00	2532 CALLE DEL ORO	113
346-262-01-00	2522 CALLE DEL ORO	114.1
346-202-06-00	2512 CALLE DEL ORO	120.7
346-240-09-00	2324 VALLECITOS	136.1
346-202-10-00	2502 CALLE DEL ORO	143.7
TOTAL		3056.15
AVERAGE		58.77

LOT 5 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TBD	CIELO MAR LOT 5	12,612
	TOTAL	294,946
	AVERAGE	5,672

LOT 5 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
346-180-10-00	8350 CALLE DEL CIELO	0.45
TBD	CIELO MAR LOT 5	0.46
346-262-09-00	2552 CALLE DEL ORO	0.46
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
TOTAL		14.81
AVERAGE		0.28

LOT 6 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
346-190-01-00	8305 CALLE DEL CIELO	30,056
TBD	CIELO MAR LOT 6	25,935
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
TOTAL		1,065,341
AVERAGE		20,487

LOT 6 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
TBD	CIELO MAR LOT 6	10
346-322-01-00	8171 CALLE DEL CIELO	66.6
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
TOTAL		1362.9
AVERAGE		26.21

LOT 6 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
TBD	CIELO MAR LOT 6	12.6
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
346-202-10-00	2502 CALLE DEL ORO	71.3
TOTAL		567.3
AVERAGE		10.91

LOT 6 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
TBD	CIELO MAR LOT 6	10.1
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
TOTAL		689.9
AVERAGE		13.27

LOT 6 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	51.2
346-202-04-00	2470 CALLE DEL ORO	68.3
346-240-03-00	8317 LA JOLLA SHORES DR	79.9
346-250-06-00	2466 VALLECITOS CT	14.5
TBD	CIELO MAR LOT 2	75.1
346-250-04-00	2446 VALLECITOS CT	108.4
346-180-21-00	2355 CALLE DE LA GARZA	96.9
346-190-01-00	8305 CALLE DEL CIELO	74
TBD	CIELO MAR LOT 3	92.7
TBD	CIELO MAR LOT 5	3.7
346-300-07-00	2351 VALLECITOS	143.7
346-180-22-00	2350 CALLE DE LA GARZA	66.8
346-300-04-00	2333 VALLECITOS	59.3
346-300-06-00	2345 VALLECITOS	19.2
346-322-01-00	8171 CALLE DEL CIELO	42.6
346-250-07-00	2486 VALLECITOS CT	12.6
TBD	CIELO MAR LOT 4	136.1
346-180-24-00	8320 CALLE DEL CIELO	92.7
TBD	CIELO MAR LOT 1	38.6
346-190-04-00	8347 CALLE DEL CIELO	50.1
346-321-01-00	2411 VALLECITOS	17.1
346-240-07-00	2336 VALLECITOS	7.6
TBD	CIELO MAR LOT 6	48.9
346-250-03-00	2406 VALLECITOS	17.4
346-180-20-00	2339 CALLE DE LA GARZA	86.8
346-201-03-00	2457 CALLE DEL ORO	120.7
346-180-10-00	8350 CALLE DEL CIELO	49.5
346-201-05-00	2485 CALLE DEL ORO	108.4
346-331-02-00	2575 CALLE DEL ORO	28.1
346-201-04-00	2471 CALLE DEL ORO	8.5
346-190-03-00	8333 CALLE DEL CIELO	99.6
346-331-01-00	2563 CALLE DEL ORO	14.8
346-180-23-00	8332 CALLE DEL CIELO	97.8
346-201-06-00	2505 CALLE DEL ORO	77.1
346-262-09-00	2552 CALLE DEL ORO	21.7
346-240-15-00	2342 VALLECITOS	113
346-261-01-00	2521 CALLE DEL ORO	23.9
346-261-03-00	2543 CALLE DEL ORO	98.4
346-180-25-00	8308 CALLE DEL CIELO	57
346-261-04-00	2553 CALLE DEL ORO	82.5
346-261-02-00	2533 CALLE DEL ORO	85.6
346-262-03-00	2542 CALLE DEL ORO	40.4
346-262-02-00	2532 CALLE DEL ORO	114.1
346-262-01-00	2522 CALLE DEL ORO	88.9
346-202-06-00	2512 CALLE DEL ORO	24.4
346-240-09-00	2324 VALLECITOS	90.55
346-202-10-00	2502 CALLE DEL ORO	8.2
TOTAL		3083.65
AVERAGE		59.30

LOT 6 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TBD	CIELO MAR LOT 6	13,264
	TOTAL	294,946
	AVERAGE	5,672

LOT 6 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
346-180-10-00	8350 CALLE DEL CIELO	0.45
346-262-09-00	2552 CALLE DEL ORO	0.46
TBD	CIELO MAR LOT 6	0.51
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
TOTAL		14.86
AVERAGE		0.29

CIELO MAR DEVELOPMENT

08/21/2024 ADVISORY BOARD COMMENT 4:

VMT MEASURES -- NO LONGER APPLICABLE

CIELO MAR DEVELOPMENT

VMT MOBILITY CHOICES COMMENT
CITY DETERMINED THIS AS NON-APPLICABLE
SEE COMMENT BELOW FOR REFERENCE

[Comment 00368 | Page | Open]

Mobility Choices, updated:

Following up on comments #96, #195 #291, #329, per SDMC Section 143.1102, the Mobility Choices Regulations apply to any development for which a Building Permit is issued, except: (h) development that does not require a Certificate of Occupancy. Per SDMC Section 129.0113(a), ...A Certificate of Occupancy is not required for existing or new detached one and two family dwellings or townhouses as defined in the California Residential Code, and their accessory structures. The proposed development with 6 single family dwelling units each on their own lot plus an accessory dwelling unit on Lot 6 meets the exception per SDMC Section 143.1102(h); therefore, the Mobility Choices Regulations do not apply to the proposed project.