

Candidate Sites Fact Sheets



GREEK CHURCH PARCEL

SITE NUMBER 01

2016 PEIR Site C-6

SITE DESCRIPTION

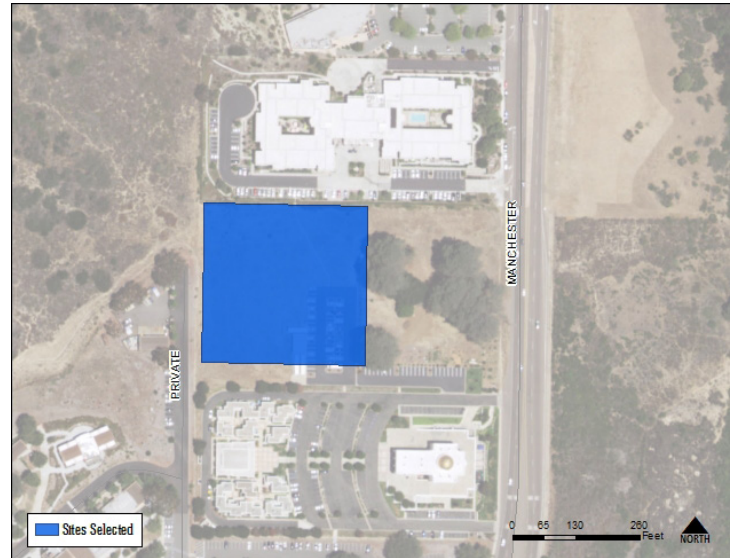
This site is a portion of a property owned by the Greek Orthodox Church and part of a larger parcel with existing multi-family residential uses and an existing church.

SITE FEATURES

- Primarily vacant, open space
- Concrete pad

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.



APN(S) (Ownership)	2611506400 (STS CONSTANTINE & HELEN GREEK ORTHODOX CHURCH)	PARCEL SIZE (AC) (GROSS/NET)	2.5/2.0
SITE STATUS	Vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	3459 Manchester Avenue	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Cardiff	MAXIMUM UNIT CAPACITY	60
GENERAL PLAN LAND USE	Rural Residential 1	CONSTRAINTS	None
ZONING	Rural Residential 1 (RR-1) 1 DU/AC		



CANNON PROPERTY (PIRAEUS) SITE NUMBER 02

SITE DESCRIPTION

This site is a vacant property at the corner of Piraeus Street and Plato Place, both of which are two-lane local streets. The southern portion of the site is flat due to previous grading, with the majority of the site sloping up towards a flat pad on the northeast corner.



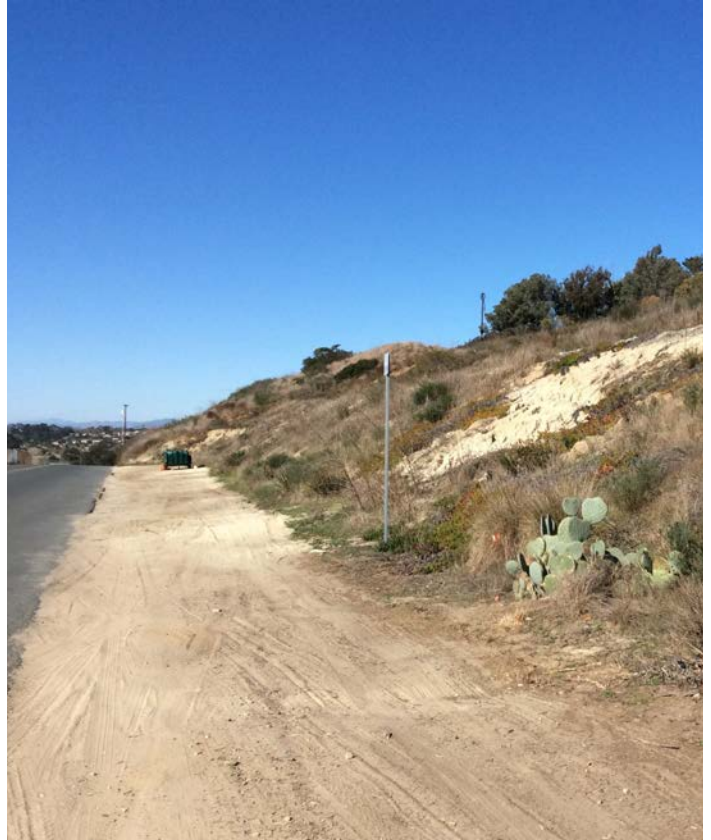
SITE FEATURES

- Vacant, natural landscape
- Partially graded
- Some mature trees/vegetation on the northern portion of the site
- Slight topography change

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

APN(S) (Ownership)	2541440100 (CANNON MARIA T)	PARCEL SIZE (AC) (GROSS/NET)	6.9/6.9
SITE STATUS	Vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	Piraeus Street	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	MAXIMUM UNIT CAPACITY	208
GENERAL PLAN LAND USE	Rural Residential 2	CONSTRAINTS	<ul style="list-style-type: none"> • Slight Topography (less than 25% slope, so no deductions)
ZONING	Rural Residential 2 (RR-2) 2 DU/AC		



L-7 PARCEL

SITE NUMBER 03

2016 PEIR Site L-7

SITE DESCRIPTION

This site is a vacant property surrounded by low density single-family residential uses and agricultural greenhouses to the north. The site sits adjacent to a two-lane arterial with bicycle lanes in each direction and a raised center median. The site slopes gently from the east up to the west and has an existing concrete building pad in the southeast corner.

SITE FEATURES

- Vacant, natural landscape
- Existing concrete pad in the southeast corner
- Paved ingress/egress point
- Some mature trees and vegetation



PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

APN(S) (Ownership)	2570111700 (CITY OF ENCINITAS)	PARCEL SIZE (AC) (GROSS/NET)	7.6/7.6
SITE STATUS	Vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	634 Quail Gardens Lane	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	MAXIMUM UNIT CAPACITY	228
GENERAL PLAN LAND USE	Rural Residential 1	CONSTRAINTS	None
ZONING	Rural Residential 1 (RR-1) 1 DU/AC		



ENCINITAS BLVD & QUAIL GARDENS PARCELS

SITE NUMBER 05
2016 PEIR Site OE-7

SITE DESCRIPTION

Parcel 2581111600 is a vacant parcel adjacent to a six-lane arterial with bicycle lanes in both directions and a raised concrete median. The property has an access road and an existing medical office use to the west. The site has a moderately steep slope from south to north and contains existing walking paths and an unpaved access road.

Parcel 2581304500 is a narrow vacant property adjacent to a six-lane arterial with bicycle lanes in each direction and a raised concrete median. The site rises steeply from the street.

Parcel 2581308100 is a vacant parcel adjacent to a six-lane arterial with bicycle lanes in both directions



and a raised concrete median. The site contains vehicular access points from Encinitas Blvd and Quail Gardens Dr. There is also a moderate slope from west to east.

Parcel 2581303400 is landlocked by vacant parcels and contains an older, vacant single-family residential structure and private access road. The landowner has stated that the home is uninhabitable, and it is intended to be demolished.

APN(S) (Ownership)	2581111600, 2581304500, 2581308100, 2581303400 (SHOWPROP DOWNEY LLC)	PARCEL SIZE (AC) (GROSS/NET)	2581111600 - 2.2/2.2 2581304500 - 0.4/0.2 2581308100 - 1.3/1.3 2581303400 - 1.0/1.0 Total: 4.9/4.7
SITE STATUS	Vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	550 Encinitas Blvd, 696 Encinitas Blvd, Quail Gardens Dr	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	MAXIMUM UNIT CAPACITY	144
GENERAL PLAN LAND USE	Office Professional	CONSTRAINTS	<ul style="list-style-type: none"> Steep topography on some portions. Acreage reduced per City code.
ZONING	Office Professional (OP) 0.75 FAR		
LAND VALUE (2581303400)	\$999,600	TOTAL VALUE (2581303400)	\$1,020,000

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.

SITE FEATURES

- One vacant, single-story single-family house
- Some manufactured slopes that are determined to not be a constraint on future development
- Primarily vacant, natural land
- Flat, graded area on the eastern portion

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel size reflects the full gross acreage for the following parcels:

- 2581111600
- 2581308100
- 2581303400

Parcel 2581304500 contains 0.2 acres of slopes greater than 40% (Not developable per City of Encinitas Municipal Code). Resulting in a net acreage of 0.2 acres for this parcel.



JACKEL PROPERTIES

SITE NUMBER 07

SITE DESCRIPTION

Parcel 2160412100 is a vacant property that sits between existing commercial uses and attached residential. The site has an approximately 55-foot wide driveway adjacent to North Highway 101, a four-lane arterial with bike lanes in each direction and a center median. The site slopes gently up from east to west with a slope of less than 25 percent.

Parcel 2160412000 is a vacant parcel adjacent to a four-lane arterial with bike lanes in each direction and a center median. The site contains a vacant restaurant and a large vacant surface parking lot with a single ingress/egress point.

SITE FEATURES

- One vacant, natural parcel
- Existing single-story vacant restaurant with outdoor patio
- Large surface parking lot
- Moderate slope adjacent to Highway 101 (less than 25%)
- Existing mature trees and vegetation



PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

APN(S) (Ownership)	2160412000, 2160412100 <u>One Owner for all parcels:</u> (F C A ENCINITAS LLC)	PARCEL SIZE (AC) (GROSS/NET)	2160412000 - 1.9/1.9 2160412100 - 1.1/1.1 Total: 3.0/3.0
SITE STATUS	Vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	1950 HWY 101	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	MAXIMUM UNIT CAPACITY	89 (if developed all residential)
GENERAL PLAN LAND USE	Visitor-Serving Commercial	CONSTRAINTS	None.
ZONING	North 101 Specific Plan - Limited Visitor Serving Commercial (N-LVSC) 1.0 FAR		



RANCHO SANTA FE PARCELS (GAFFNEY/ GOODSEN)

SITE NUMBER 08

2016 PEIR Site O-6 (Parcel 2592313200)

SITE DESCRIPTION

Parcel 2592313200 is a vacant parcel adjacent to a two-lane arterial with bicycle lanes in each direction. The site is surrounded to the north and west by existing low density single-family residential uses. There is a moderate slope on the site rising from the northeast to the south.

Parcel 2592312800 is a non-vacant parcel with several single-story residential structures. It contains a private access road that connects to an adjacent four-lane major arterial. The site also contains existing mature vegetation.

Parcel 2592313000 is a non-vacant parcel with a single two-story residential structure and is



landlocked by low density single-family residential uses, a vacant parcel, and a strip commercial center. The site also contains existing mature vegetation.

Parcel 2592313100 is a non-vacant parcel with a single one-story residential structure and is landlocked by low density single-family residential uses and a vacant parcel. The site also contains existing mature vegetation.

APN(S) (Ownership)	2592313200, 2592312800, 2592313000 <u>One Owner for the above parcels:</u> (OLIVENHAIN TOWN CENTER 5.6 L P) 2592313100 (GAFFNEY DAVID R & RICA G REVOCABLE TRUST 04-11)	PARCEL SIZE (AC) (GROSS/NET)	2592312800 - 3.9/3.6 (Non-vacant) 2592313000 - 0.5/0.5 (Non-vacant) 2592313100 - 0.5/0.5 (Non-vacant) 2592313200 - 1.8/1.5 (Vacant) Total: 6.7/6.1
SITE STATUS	One vacant Three non-vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	Rancho Santa Fe Dr Encinitas Boulevard, 2230 Encinitas Boulevard, 2228 Encinitas Boulevard, 2220	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Olivenhain	MAXIMUM UNIT CAPACITY	Vacant: 44 Non-vacant: 137
GENERAL PLAN LAND USE	Rural Residential 2	CONSTRAINTS	<ul style="list-style-type: none"> Multiple owners Some landlocked parcels Slight topography
ZONING	Rural Residential 2 (RR-2) 2 DU/AC		

SITE FEATURES

- One vacant, natural parcel
- Moderate slopes on the vacant parcel
- Approximately five residential structures ranging from one- to two-stories and spread across multiple parcels
- Existing mature trees and vegetation
- Paved access road

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas on Parcels 2592313000 and 2592313100. Therefore, the parcel's net acreage equals the full gross acreage for these parcels.

The net acreage shown for Parcel 2592312800 reflects the following deductions from the gross acreage:

- 0.6 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

The net acreage shown for Parcel 2592313200 reflects the following deductions from the gross acreage:

- 0.6 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

0.6 acres (50% of the overall 1.2 acre reduction due to slopes) was removed from the overall gross acreage to get the parcel size shown in the previous table.



ECHTER PROPERTY

SITE NUMBER 09

SITE DESCRIPTION

This site is a large parcel containing mostly temporary greenhouse agricultural structures along with an existing single-family residential structure. The site sits at the junction of a major four-lane arterial and a local two-lane road.

The Agricultural Zone provisions of the Encinitas Ranch Specific Plan in which the site is located encourage the continued agricultural use of portions of the Specific Plan Area and the provision of a favorable setting in which to continue agricultural operations.

SITE FEATURES

- Several buildings serving the agricultural practice onsite
- Temporary covered structures and greenhouses
- Large service tanks
- Interior roads
- Single-family residence in southwest corner



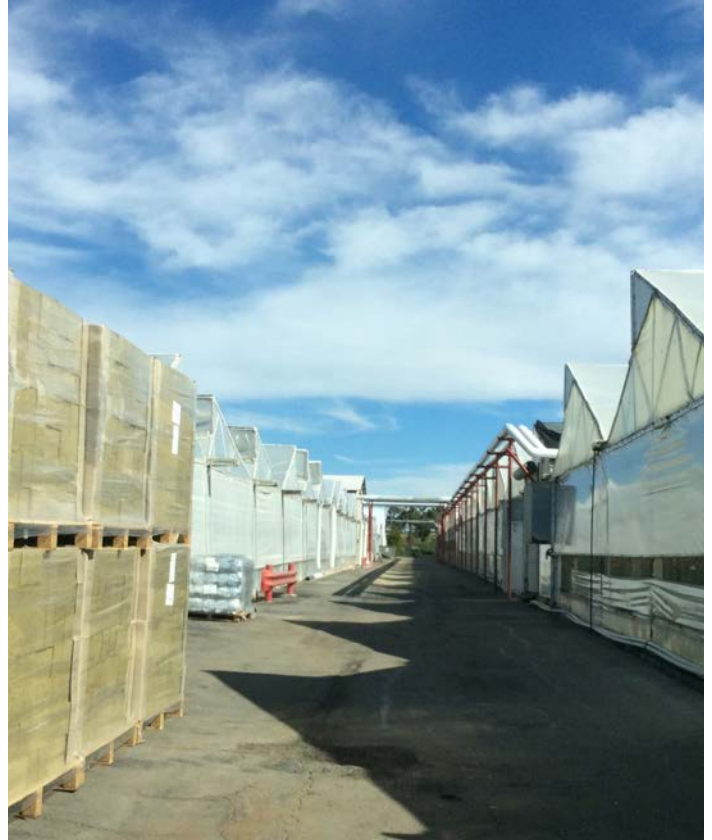
PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage for this parcel.

Only 9.9 acres of the 21.5 gross acres are designated for housing. This 9.9 is shown as the net acreage of developable area in the table below.

APN(S) (Ownership)	2546121200 (R E L S INC)	PARCEL SIZE (AC) (GROSS/NET)	21.5/9.9
SITE STATUS	Non-vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	1150 Quail Gardens Drive	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	MAXIMUM UNIT CAPACITY	296
GENERAL PLAN LAND USE	Specific Plan 3 (SP-3)	CONSTRAINTS	<ul style="list-style-type: none"> • Owner has indicated interest in only developing 250 units
ZONING	Encinitas Ranch Specific Plan - Agriculture (ER-AG) 0.10 DU/AC		
LAND VALUE	\$1,180,201	TOTAL VALUE	\$1,736,450

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



EL CAMINO REAL SOUTH PARCEL

SITE NUMBER 11

SITE DESCRIPTION

This site is a long, narrow parcel with agricultural uses located adjacent to a four-lane arterial with existing bicycle lanes in each direction and a painted median turn lane. The site contains existing greenhouse and temporary agricultural structures. The site is primarily flat with a moderate slope on the western half of the site. The low value of the existing structures makes it a suitable candidate for residential development.

As set forth in many policies of the General Plan the City favors maintaining agricultural uses in the City yet does not require the continued use of agricultural uses.

SITE FEATURES

- Existing greenhouse and other temporary agriculture-related structures
- Existing single-story commercial building
- Small paved parking lot
- Moderate slopes on the western portion of the site



PARCEL SIZE CALCULATION

The net acreage shown for this parcel reflects the following deductions from the gross acreage:

- 0.7 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

0.4 acres was removed from the overall gross acreage to get the parcel size shown in the adjacent table.

APN(S) (Ownership)	2621601400 (FERNANDEZ VICTORIA TR)	PARCEL SIZE (AC) (GROSS/NET)	2.3/1.9
SITE STATUS	Non-vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	El Camino Real	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	MAXIMUM UNIT CAPACITY	58
GENERAL PLAN LAND USE	Residential 3	CONSTRAINTS	<ul style="list-style-type: none"> • Moderate slopes on rear portion of the parcel
ZONING	Residential 3 (R-3) 3 DU/AC		
LAND VALUE	\$385,036	TOTAL VALUE	\$533,788

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



SUNSHINE GARDENS PARCELS

SITE NUMBER 12

SITE DESCRIPTION

Parcel 2581309700 is on-vacant parcel comprised primarily of a paved surface parking lot and a variety of retail uses in both permanent and temporary structures. The site is adjacent to a four-lane major arterial with bicycle lanes in each direction and a paved center median. The site has been graded to be mostly flat with moderate slopes directly adjacent to Encinitas Blvd.

Parcel 2581309900 is an underutilized parcel comprised primarily of a single-story commercial building, a paved surface parking lot, and a variety of retail uses in both permanent and temporary structures. The site is at the intersection of a four-lane major arterial and a two-lane collector road.

SITE FEATURES

- Single-story commercial building
- A variety of retail uses
- Several temporary agriculture and outdoor sales related structures
- Large paved surface parking lot
- Unpaved dirt areas



PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

APN(S) (Ownership)	2581309700, 2581309800 <u>One Owner for all parcels:</u> (CAM-MAR GROWERS)	PARCEL SIZE (AC) (GROSS/NET)	2581309700 - 2.0/2.0 2581309800 - 1.4/1.4 Total: 3.4
SITE STATUS	Non-vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	630 Encinitas Boulevard, Encinitas Boulevard	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	MAXIMUM UNIT CAPACITY	102
GENERAL PLAN LAND USE	Office Professional	CONSTRAINTS	None.
ZONING	Office Professional (OP) 0.75 FAR		
LAND VALUE	\$3,448,000	TOTAL VALUE	\$3,575,000

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



SAGE CANYON PARCEL

SITE NUMBER AD01

SITE DESCRIPTION

The site is a vacant property surrounded by natural open space and adjacent to a four-lane major road with a striped center turn lane, bicycle lanes going both directions, and parallel street parking along the west side of the road. Based on previous development plans, there are some known environmental constraints that shrink the gross buildable area.



SITE FEATURES

- Existing mature trees and natural vegetation
- Some steep slopes adjacent to El Camino Real
- Previously graded, vacant area
- Private access point off a roundabout shared by a single-family residential neighborhood

PARCEL SIZE CALCULATION

Net acreage shown in the table was determined from the net buildable area based on numerous studies of the topographic and environmental constraints by the owner.

APN(S) (Ownership)	2620618500 (PACIFIC CANYON LLC)	PARCEL SIZE (AC) (GROSS/NET)	5.2/2.4
SITE STATUS	Vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	Sage Canyon Drive	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	MAXIMUM UNIT CAPACITY	72
GENERAL PLAN LAND USE	Residential 3	CONSTRAINTS	<ul style="list-style-type: none"> • Steep Topography in some areas • Environmentally sensitive areas • Existing drainage canal
ZONING	Residential 3 (R-3) 3 DU/AC		



BALDWIN & SONS PROPERTIES

SITE NUMBER AD02

SITE DESCRIPTION

Parcels 2570203600, 2570203700, 2581308000, 2581308200, 2581308600 are vacant parcels adjacent to Quail Gardens Drive, a two-lane arterial with bicycle lanes in each direction and a center turning lane.

Parcels 2581309100, 2581309300, 2581309400 are vacant parcels surrounded by other vacant parcels, single-family residential uses to the east, and commercial uses to the south. The parcels are landlocked with no direct access to a street.

SITE FEATURES

- Mature trees and vegetation
- Paved concrete pads
- Telephone pole lines overhead



PARCEL SIZE CALCULATION

Net acreage shown in the table was determined based on numerous studies of the topographic and environmental constraints and a 50-foot riparian buffer requirement for off-site wetlands that encroaches on Parcel 2570203600.

APN(S) (Ownership)	2581308000, 2581308200 2581308600, 2581309100 2581309300, 2581309400 2570203600, 2570203700 <u>One Owner for all parcels:</u> (QUAIL MEADOWS PROPERTIES LLC)	PARCEL SIZE (AC) (GROSS/NET)	2581308000 - 1.0/1.0 2581308200 - 1.3/1.3 2581308600 - 2.2/2.2 2581309100 - 0.5/0.5 2581309300 - 3.2/0.6 2581309400 - 0.3/0.3 2570203600 - 1.9/1.9 2570203700 - 1.3/1.3 Total: 11.7/9.1
SITE STATUS	Vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	195 Quail Gardens Dr, Quail Gardens Dr, 185 Quail Gardens Dr, Mays Hollow Ln, Encinitas Blvd, 225 Quail Gardens Dr	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	MAXIMUM UNIT CAPACITY	270
GENERAL PLAN LAND USE	Residential 3 Residential 5	CONSTRAINTS	<ul style="list-style-type: none"> • Some landlocked parcels • Utility easement
ZONING	Residential 3 (R-3) 3 DU/AC, Residential 5 (R-5) 5 DU/AC		



DEWITT PROPERTY

SITE NUMBER AD07

SITE DESCRIPTION

The site is a on-vacant parcel containing approximately four single-story commercial buildings. The site is adjacent to North Coast Highway 101, a four-lane street with bicycle lanes in each direction. The site is adjacent to a vacant property to the north and west, North Coast Highway 101 to the east, and a small public road to the south.



The planned multimodal improvements on Highway 101 will not impact the area of the site.

SITE FEATURES

- Four single-story small commercial buildings
- Direct access from North Coast Highway 101
- Temporary storage structures
- Paved parking lot

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel’s net acreage equals the full gross acreage.

APN(S) (Ownership)	2160410600 (DEWITT GARY TRUST 09-08-04)	PARCEL SIZE (AC) (GROSS/NET)	0.8/0.8
SITE STATUS	Non-vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	1900 N Highway 101	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	MAXIMUM UNIT CAPACITY	24
GENERAL PLAN LAND USE	General Commercial	CONSTRAINTS	Existing operational businesses
ZONING	North 101 Specific Plan - Commercial Residential Mixed 1 (N-CRM-1) 25 DU/AC		



ARMSTRONG PARCELS

SITE NUMBER 06

SITE DESCRIPTION

Parcel 2574702400 is a vacant property adjacent to an eight-lane major arterial. The site is mostly flat due to previous grading, with several existing retail uses to the north and existing office uses to the south. The property has a small area of existing wetland vegetation which would require proper mitigation prior to development and could impact the number of units that will be able to be developed on the site.

Parcel 2574702300 is a on-vacant parcel with an existing retail garden center, paved surface parking lot, and private drive aisles. The site is adjacent to an eight-lane major arterial with bicycle lanes in each direction and a raised concrete median.

SITE FEATURES

- One vacant, natural parcel
- Small area of existing wetland vegetation on the vacant parcel
- Existing Armstrong retail garden center and surface parking lot



PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas on Parcel 2574702300. The net parcel size reflects the full gross acreage for this parcel.

The net acreage shown for Parcel 2574702400 reflects the following deductions from the gross acreage:

- 0.6 acres of existing wetlands. Calculation includes 50-foot riparian buffer.
- 0.4 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)

Removal of 0.8 acres from the overall gross acreage was used to get the parcel size shown in the table.

APN(S) (Ownership)	2574702300, 2574702400 <u>One Owner for all parcels:</u> (WHITE BYRON F 2001 REVOCABLE TRUST 08-08-01)	PARCEL SIZE (AC) (GROSS/NET)	2574702300 - 1.9/1.9 (non-vacant) 2574702400 - 1.9/1.1 (vacant) Total: 3.8/3.0
SITE STATUS	One vacant One non-vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	El Camino Real	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	MAXIMUM UNIT CAPACITY	Vacant: 32 Non-vacant: 56
GENERAL PLAN LAND USE	General Commercial	CONSTRAINTS	Small area of existing wetland vegetation
ZONING	General Commercial (GC) 1.0 FAR		



STRAWBERRY FIELDS PARCEL

SITE NUMBER 10

SITE DESCRIPTION

This site is a partially vacant site located along a major four-lane arterial with bike lanes in each direction and a striped median. The site is primarily used for agricultural purposes and contains no existing permanent structures. The site slopes gently from the south up to the north and is located across the road from sensitive habitat in the San Elijo Lagoon.

As set forth in many policies of the General Plan the City favors maintaining agricultural uses in the City yet does not require the continued use of agricultural uses.

SITE FEATURES

- Graded site sloping gently away from Manchester Avenue
- Existing agricultural rows and temporary greenhouse structures
- Dirt roads, no paved roads onsite



PARCEL SIZE CALCULATION

The net acreage shown for this parcel reflects the following deductions from the gross acreage:

- 0.9 acres contain slopes between 25 - 40% (developable at 50% per the City of Encinitas Municipal Code)
- 1.2 acres contain slopes greater than 40% (not developable per the City of Encinitas Municipal Code)

Only 9.9 acres of the 16.9 gross acres are designated for housing. This 9.9 is shown as the net acreage of developable area in the table.

APN(S) (Ownership)	2612100100 (YASUDA FAMILY LLC)	PARCEL SIZE (AC) (GROSS/NET)	16.9/9.9
SITE STATUS	Non-vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	3111 Manchester Avenue	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Cardiff	MAXIMUM UNIT CAPACITY	296
GENERAL PLAN LAND USE	Rural Residential 2	CONSTRAINTS	Steep slopes
ZONING	Rural Residential 2 (RR-2) 2 DU/AC		
LAND VALUE	\$1,226,836	TOTAL VALUE	\$1,226,836

NOTE: Land value and total value comparison provided as additional information for all underutilized sites. "Total Value" includes the land value and any improvement value from development on the site.



MICHAELS/BIG LOTS PROPERTIES

SITE NUMBER AD06

SITE DESCRIPTION

Parcel 2570623300 is a non-vacant parcel containing two single-story commercial buildings with multiple tenants. The site also contains a paved private drive aisle and parking. The site is adjacent to El Camino Real, a six-lane major arterial with bike lanes in each direction and a raised, planted median. The parking lot and buildings sit approximately 5'-8" above street level. The parcel is part of a larger commercial center.

Parcel 2570623400 is a non-vacant parcel containing one minor anchor commercial store (Michaels). It is landlocked by adjacent commercial and residential uses, with access to El Camino Real through parking drive aisles. The parcel is part of a larger commercial center.



Parcel 2570623500 is a non-vacant parcel containing one large commercial store (formerly Big Lots), which is currently vacant. It is landlocked by adjacent commercial and residential uses, with access to El Camino Real through parking drive aisles. The parcel is part of a larger commercial center.

Parcel 2570623600 is a non-vacant parcel containing one single-story commercial building with a single

APN(S) (Ownership)	2570623300, 2570623400, 2570623600 <u>One Owner for the above parcels:</u> (335 NO ELCAMINO REAL LLC) 2570623500 (CIRCUIT CITY STORES WEST COAST INC)	PARCEL SIZE (AC) (GROSS/NET)	2570623300 - 1.2/1.2 2570623400 - 2.2/1.2 2570623500 - 3.6/3.0 2570623600 - 0.8/0.8 Total: 7.8/6.2
SITE STATUS	Non-vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	331, 333, 335, 337 N El Camino Real	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	New Encinitas	MAXIMUM UNIT CAPACITY	188
GENERAL PLAN LAND USE	General Commercial	CONSTRAINTS	<ul style="list-style-type: none"> • Some steep slopes at the rear of the property • Existing operational businesses
ZONING	General Commercial (GC) 1.0 FAR		

tenant. The site is adjacent to El Camino Real, a six-lane major arterial with bike lanes in each direction and a raised, planted median. The parking lot and buildings sit approximately 5-feet above street level. The parcel is part of a larger commercial center.

Parcel 2570623500 is landlocked by parcels.

SITE FEATURES

- Three single-story commercial buildings with multiple tenants
- Two large anchor commercial uses towards the rear of the sites
- Some moderate slopes towards the rear of the sites
- Paved surface parking
- Current access from the office uses to the north

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas on Parcels 2570623300 and 2570623600. Therefore, the parcels' net acreage equals the full gross acreage.

The net acreage shown for Parcel 2570623400 reflects the following deductions from the gross acreage:

- 1.0 acre reduction due to slopes greater than 40% (Not developable per the City of Encinitas Municipal Code)

The net acreage shown for Parcel 2570623500 reflects the following deductions from the gross acreage:

- 0.6 acre reduction due to slopes greater than 40% (Not developable per the City of Encinitas Municipal Code)



VULCAN & LA COSTA COSTA

SITE NUMBER AD08

SITE DESCRIPTION

This site is a non-vacant parcel with existing agricultural uses and several single-story structures related to agricultural sales. The property is adjacent to North Vulcan Avenue, a two-lane local arterial. The majority of the site is occupied by temporary agricultural structures such as greenhouses.

As set forth in many policies of the General Plan the City favors maintaining agricultural uses in the City yet does not require the continued use of agricultural uses.

SITE FEATURES

- Greenhouse structures and frames
- Single-story agricultural-related structures
- Small paved parking lot

PARCEL SIZE CALCULATION



There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

APN(S) (Ownership)	2160520100 (RONHOLM CRAIG NICHOLS JOHN F)	PARCEL SIZE (AC) (GROSS/NET)	2.0/2.0
SITE STATUS	Non-vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	1967 N Vulcan Ave	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	MAXIMUM UNIT CAPACITY	60
GENERAL PLAN LAND USE	Residential 3	CONSTRAINTS	Existing operational business
ZONING	North 101 Specific Plan - Residential 3 (N-R3) 3 DU/AC		



SEACOAST CHURCH

SITE NUMBER AD09

SITE DESCRIPTION

This site is a non-vacant parcel with existing church buildings, four in total with associated parking lots to the north and south. The four buildings look to be a chapel, school/daycare, and meeting rooms/offices, and storage. The property is adjacent to Interstate 5 highway, an eight-lane scenic view corridor. The central portion of the site is occupied by church structures with two vacant triangle pieces on the south and northwest corners. The church pastor has expressed interest in developing this site for residential uses.

SITE FEATURES

- Four buildings and a tower
- Two-story church-related structures
- Small paved parking lot
- Two vacant pieces



PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

APN(S) (Ownership)	2582411000 (SEACOAST COMMUNITY CHURCH)	PARCEL SIZE (AC) (GROSS/NET)	4.4/4.4
SITE STATUS	Non-vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	1050 Regal Road	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	MAXIMUM UNIT CAPACITY	132
GENERAL PLAN LAND USE	Residential 11	CONSTRAINTS	Existing operational business
ZONING	Residential 11 (R-11) 11 DU/AC		

