City of Encinitas Affordable Housing Task Force Site Prioritization 10/22/2024

Site Selection Scoring Rubric

Criteria	Low - No Points	Medium - Half Points	High- Full Points	Maximum Score	Comments
Opportunity	Project does not provide for the greatest need/optimum affordable unit mix, provides for substantially less than 45 affordable units, overall project is less than 50% affordable very low/low income category	Project includes at least 50% very low/low income category and is approximately 45 units	Project meets or exceeds the greatest need/optimum unit mix in terms of affordability, unit size, for rent/for sale; project is at least 45 units and is 100% affordable for very low/low income category	25	No. of Units, acreage, mix of very low, low, moderate
Land Contribution	Privately owned land or significant financial barriers e.g., land at fair market value, relocation costs, environmental	Land contribution through partnership with a nonprofit org or faith-based organization	Land contribution through donation or city owned land	10	
Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines	Project does not meet Housing Element 2.2, General Plan, or HCD guidelines	Project meets some of the Housing Element 2.2, General Plan, or HCD guidelines	Project meets and/or exceeds the Housing Element 2.2, General Plan, or HCD guidelines	15	Reference 6th Cycle Housing Element 2021-2029, Section 2
Proximity to services, transportation	Project does not meet proximity guidelines	Project is either proximate to transportation or services	Project is walkable to services and transportation	20	Proximity defined as 1/4 mile walking distance
Challenges	Project has many significant challenges	Project has some significant challenges	Project has manageable challenges	20	Challenges can include environmental and physical constraints (e.g access, including fire, grading, steep slopes, hydrology, environmental issues, geotechnical, etc.) loss of open space, relocation due to existing use, safety regarding ingress/egress, lack of site infrastructure, requires upzoning/Prop A vote, lack of site control, community opposition
Readiness/Timeliness	Project is unlikely to begin within 5 years	Project is likely to begin within 3 -4 years	Project is likely to begin within 1-2 years	10	Factors to consider include site control (city owned and/or third party owner interest), upzoning/Prop A vote required
TOTAL				100	

City of Encinitas
Affordable Housing Task Force Site Prioritization
10/22/2024

Site Selection Group Scoring During Task Force Meetings

Sites are ranked based on the median of the task force scores

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Rank	Average of Task Force Members Scores	Median of Task Force Members Scores	Total Group Score	Site Name	APN	Address	Lot Size (estimated acre: & dimensions)	s Existing Land Use	Ownership	Zoning	Zoning Overlay	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Fransportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)	Notes
											Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor and							Site would allow for clustered or other innovative housing design to allow adequate open space. No adjacent residential development to coordinate adjacent open space. Costly to relocate Public Works facility and no identified location where Public Works yard and facility could be relocated; upzoning
1	76.8	77.5	77.5	Public Works Site	2581122800 2581902300,	160 Calle Magdalena	4.41 acres (570 ft. x 185 ft.) 1.74 acres (NCTD), 4.3	City Public Works Yard	City of Encinitas	General Commercial	Special Study	25	10	7.5	20	10	5	required but no adjacent single-family housing
2	72.7	72.5	67.5	NCTD Parking + City Hall	2581902600, 2580904300	25 E. D Street and 505 S. Vulcan Avenue		Parking Lot, Transit Center, City Hall	NCTD and City of Encinitas	Transit Corridor, Transit Corridor, and Civic Center	Coastal Zone and Specific Plan (Downtown)	25	5	7.5	20	10	0	
					2581902600,				North County Transit District Development		Coastal Zone, Specific Study,						-	Site would allow for clusters or other innovative housing design and provide adequate open space. No adjacent residential without crossing tracks and
3	67.0	67.5	60	NCTD Parking	2581902700	N/A	13.35 acres (70 ft. x 410 ft.)	Parking Lot	Board	Transportation Corridor	and Specific Plan	25	5	0	20	10	0	Vulcan Ave. to coordinate open space with . Site would allow for clusters or other innovative housing design and provide
4	66.8	67.5	55	City Hall	2580904300	505 and 516 S Vulcan Ave	5.21 acres (410 ft. x 390 ft.)	City Hall Site	City of Encinitas	Civic Center	Coastal Zone and Specific Plan	12.5	10	7.5	20	0	5	adequate open space. Existing residential development does not have open space to coordinate with.
5	64.1	62.5	72.5	Seacoast Community Church	258-241-10-00	1050 Regal Rd.	4.35 acres (irregular shape)	Faith-Based Organization	Seacoast Community Church	Residential 30	Coastal Zone, Scenic/Visual Corridor and Special Study	25	5	7.5	20	10	5	Site would allow for clusters or other innovative housing design and provide adequate open space. Existing residential development does not have open space to coordinate with.
6	59.5	62.5	52.5	County Burn Site	2591213600, 2591213700	175 Shields Ave and 137	12.49 acres (840 ft. x 550 ft.	Car Storage and Solana Center for Environmental	County of San Diego	Public/ Semi-public	Cultural/Natural Resource	25	0	7.5	20	0	0	No connection to open space. Site would allow for clustered or other innovative housing design if site is remediated. Existing residential development does not have open space to coordinate with.
				Basidia Visus Ant							Coastal Zone, Coastal Appeal,							Undeveloped land on site and could create adequate open space areas. Existing residential development does not have open space to coordinate with; however site is within walking distance (1 block) to beach. Under state law, could be used for artist housing if Encinitas designates a cultural arts district. Need to re-evalute score of "Opportunity" since the parcel is small and likely will not yield 45+ units. Also, this parcel is in the
7	62.1	60	60	Pacific View Art Center	2581512200	380 and 390 W. F Street, 608 Third Street	2.82 acres (280 ft. x 380 ft.)	Art Center	City of Encinitas	Public/ Semi-public	Specific Plan (Downtown), and Special Study	12.5	10	7.5	20	10	0	Coastal Commission appeal zone. And any project would likely require Prop A vote.
																		Connection to open space on western parcel and could connect to the existing trails on Leichtag site. Potentially could coordinate new open space areas with existing residential. Wetland onsite which will limit development of this portion of the site.
8	36.9	57.5	57.5	L-7 Quail Gardens	2570111700	634 Quail Gardens Dr	9.46 acres (460 ft. x 360 ft.)	Vacant	City of Encinitas	Rural Residential 1	Coastal Zone and Special Study	25	10	7.5	0	10	5	Need to re-evaluate score of "Challenges" because Task Force opinions differ on what challenges exist and how to weight those e.g., community opposition
9	50.5	50	50	Developed Area of Oakcrest Park	2593201000	1140 Oakcrest Park Dr.	3 acres (parking lot area)	Park and Senior Community Center	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone and Special Study	12.5	5	7.5	10	10	5	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space.
10	38.0	45	45	Cottonwood Creek Park	2580902000 (developed), 2563402600, 2580902800	95 N. Vulcan Ave	Wetland/along I-5 = 9.03 acres Wetland = .97 acres Developed park = 8.17 acres Total = 18.17 acres	s Park	City of Encinitas	Public/ Semi-public	Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor, Cultural/Natural Resources.	12.5	5	7.5	20	0	0	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space. Wetland onsite that would severely limit development of northern parcels.
11	39.2	40	72.5	Self-Realization Fellowship	2582941300, 2583161700, 2583161800, 2583230900, 2600213200, 2583162000, 2582941700, 2600733100, 2600733100, 2600220100, 2583240700, 2600100600, 2600530400	1139, 1153 Second, 138	parcels and irregular shape NOTE: Task Force focused		Self-Realization Fellowship Church	Public/ Semi-public and Residential 3	Coastal Zone, Coastal Appeal, Coastal Bluff, Cultural/Natural Resources, and Special Study.	25	5	7.5	20	10	5	Lots of land and many acres of vacant land without steep slope. Site would allow for clusters or other innovative housing design and adequate open space. Existing residential development does not have open space to coordinate with. General Plan envisions a specific plan for SRF. May require Prop A vote. Land donation may carry deed restrictions

														Encinitas				
														Housing				
														Element Goal				
	Average of	Median of Task												2.2, General				
	Task Force	Force										Opportunity	Land Contribution	Plan, HCD Guidelines	Services, Transportation		Readiness & Timeliness	
	Members	Members	Total Group				Lot Size (estimated acres					(Max	(Max	(Max	(Max	Challenges	(Max	
Rank	Scores	Scores	Score	Site Name	APN	Address	& dimensions)	Existing Land Use	Ownership	Zoning	Zoning Overlay	Score=25)	Score=10)	Score=15)	Score=20)	(Max Score = 20)		Notes
									B. C. O. H.									
								Faith-Based	Pacific Southwest District of the Wesleyan									Limited open space on site. Site would allow for clustered or other innovative
12	33.0	40	45	Beach Chapel	2595608300	510 S. El Camino Real	2.85 acres (370 ft. x 320 ft.)	Organization	Church Trust	Residential 3	Coastal Zone and Special Study	12.5	5	7.5	10	10	0	housing design; no adjacent residential to coordinate adjacent open space.
					2593110700,													
					2593110600, 2593111000,		13.59 acres (Multiple parcels and irregular shape).		Saint John the									
					2593111100,	945,1001 and 1003	NOTE: we considered just		Evangelist Catholic									Site does have limited undeveloped open space on site. Site would allow for
40	00.5	40			2593110100,	Encinitas Blvd and 520	SE corner parcel in rubric	Faith-Based	Parish Encinitas in	Rural Residential 2 and	Coastal Zone, Hillside/Inland							clustered or other innovative housing design; no adjacent residential to
13	32.5	40	50	Saint John Church	2593100400	and 580 Balour Dr.	scoring	Organization	Encinitas	Residential 3	Bluff, and Special Study	12.5	5	7.5	10	10	5	coordinate adjacent open space. Some ingress/egress concern.
																		Site is at a school with passive open space; no programmed space. Existing
																		residential development does not have open space to coordinate with. Site
				Oakcrest Middle	2591810100,	675 Balour Dr. and 1221	14.48 acres (610 ft. x 1280		San Dieguito Union									would allow for clustered or other innovative housing design and adequate open space. There are underground storage tank. Will require school interest
14	25.9	32.5	35	School	2593200400	Encinitas Blvd.	ft.)	School	High School District	Public/ Semi-public	Coastal Zone	12.5	5	7.5	10	0	0	and school board approval
																		Can provide a connection to open space and has some open space on site. Existing residential development does not have open space to coordinate with.
																		Site would allow for clustered or other innovative housing design including
				MiraCasta Callaga	0044500000	0000			M: 0 0		Coastal Zone, Coastal Appeal							additional open space on site. However, college has previously stated they are
15	28.9	25	25	MiraCosta College San Elijo Campus	2611506800, 2611506000	3333 and 3371 Manchester Ave.	42.05 (1,200 ft. x 1,500 ft.)	School	MiraCosta Community College District	Public/ Semi-public	Jurisdiction, Scenic/Visual Corridor, Special Study	12.5	5	7.5	0	0	0	not interested in affordable housing development because they have developed to max footprint of what's allowed in coastal zone
	20.0			, , , , , , ,			, , , , , , , , , , , , , , , , , , , ,				,,,,,	12.0		7.0		-		At a park so future development would have a connection to open space.
																		Existing residential development does not have open space to coordinate with.
16	17.3	22.5	22.5	Orpheus Park	2563010500	482 Orpheus Ave.	3.14 (470 ft. x 200 ft.)	Park	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone	0	5	7.5	10	0	0	Site would allow for clustered or other innovative housing design and adequate open space.
10	17.5	22.5	22.5	Orphicus i ark	2000010000	102 orphicae/frei	SITT (IV STATE X 200 Tal)	run	Oity of Endinitial	opaco, rain	Southerzono	U	3	7.5	10	0	0	adductio opon opaso.
4=	40.0	47.5	47.5					Faith-Based	Episcopal Church of St									Limited open space on site. Site would allow for clustered or other innovative
17	16.6	17.5	17.5	St. Andrew Church	2591102700 2161101400,	890 Balour Dr.	2.27 acres (310 ft. x 290 ft.)	Organization	Andrew the Apostle	Residential 5	Coastal Zone Coastal Zone Hillside/Inland	0	0	7.5	10	0	0	housing design; no adjacent residential to coordinate adjacent open space.
					2165001400,		41.73 acres (Multiple	Vacant and Open			Bluff, Cultural/Natural							Extensive steep slopes on site; extensive native (protected habitat) and
18	15.0	10	10	"Purple Z"	2161104200	N/A	parcels and irregular shape)	Space Easement	City of Encinitas	Rural Residential 1	Resources, and Special Study	0	10	0	0	0	0	wetland onsite
																		Extensive open space and trails on site. Lots of undeveloped land and site
																		would allow for clusters or other innovative housing design. Existing
																		residential development does not have open space to coordinate with. If L-7 is
																		developed as residential, coordination of open space could occur.
					2561720500,	800 and 810 Ecke Ranch	1											
					2563306200,	Rd and 421, 441, 495,	67.96 paras (4.000 # 1000	Agriculture,	LE Enginite - Program	Enginites Beach Co "	Coastal Zone, Cultural/Natural							Would require upzoning vote because zoned ag iin perpetuity. Also not sure
19	13.2	0	0	Leichtag Foundation	2563306300, 2561720600	521, 543, 555, 567,581 Saxony Rd	67.86 acres (1,900 ft. x 1300 ft.)	Commercial and Residential	LF Encinitas Properties LLC	Encinitas Ranch Specific Plan- Agriculture	Resources, and Specific Plan (Encinitas Ranch)							there is interest in affordable housing development. Therefore decision made by Task Force to remove from consideration at this time.
		•	•	J. J							Coastal Zone, Hillside/Inland							
								Vacant and Open			Bluff, Cultural/Natural Resource,							Steep slope, sensitive native (protected habitat) onsite. Municipal code
20	8.4	0	0	Indian Head Canyon	2545736400	N/A	3.17 acres (415 ft. x 145 ft.)	Space Easement	City of Encinitas	Residential 3	and Special Study	0	0	0	0	0	0	prohibits development slopes over 25-40%.

City of Encinitas

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10/22/2024

Site Selection Group Scoring During Task Force Meetings

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Sites are ranked based Total Group Score

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Rank	Average of Task Force Members Scores	Median of Task Force Members Scores	Total Group Score	Site Name	APN	Address	Lot Size (estimated acres & dimensions)	Existing Land Use	Ownership	Zoning	Zoning Overlay	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)	Notes
																		Site would allow for clustered or other innovative housing design to allow
1	76.8	77.5	77.5	Public Works Site	2581122800	160 Calle Magdalena	4.41 acres (570 ft. x 185 ft.)	City Public Works Yard	City of Encinitas	General Commercial	Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor and Special Study	25	10	7.5	20	10	5	adequate open space. No adjacent residential development to coordinate adjacent open space. Costly to relocate Public Works facility and no identified location where Public Works yard and facility could be relocated; upzoning required but no adjacent single-family housing
				Seacoast				Faith-Based	Seacoast Community		Coastal Zone, Scenic/Visual							Site would allow for clusters or other innovative housing design and provide adequate open space. Existing residential development does not have open
2	64.1	62.5	72.5	Community Church	258-241-10-00 2582941300,	1050 Regal Rd.	4.35 acres (irregular shape)	Organization	Church	Residential 30	Corridor and Special Study	25	5	7.5	20	10	5	space to coordinate with.
3	39.2	40	72.5	Self-Realization Fellowship	2583161700, 2583161800, 2583230900, 2600213200, 2583162000, 2582941700, 2582940300, 2600733100, 2600220100, 2583240700, 2600100600, 2600530400	1111, 1119, 1121,1135,1140 1143 Third Street, 1105, 1133, 1139, 1153 Second, 138 and 215 W. K Street, 1150 and 1276 S. Coast Highway 101, 1281 Summit Ave	parcels and irregular shape) NOTE: Task Force focused on Parcel 2600733100 located at 1281 Summit Avenue (5 acres)	Faith-Based Organization	Self-Realization Fellowship Church	Public/ Semi-public and Residential 3	Coastal Zone, Coastal Appeal, Coastal Bluff, Cultural/Natural Resources, and Special Study.	25	5	7.5	20	10	5	Lots of land and many acres of vacant land without steep slope. Site would allow for clusters or other innovative housing design and adequate open space. Existing residential development does not have open space to coordinate with. General Plan envisions a specific plan for SRF. May require Prop A vote. Land donation may carry deed restrictions
_				NCTD Parking + City	2581902300, 2581902600,	25 E. D Street and 505 S.		Parking Lot, Transit	NCTD and City of	Transit Corridor, Transit	· ·							
4	72.7	72.5	67.5	Hall	2580904300	Vulcan Avenue	(City Hall)	Center, City Hall	Encinitas North County Transit	Corridor, and Civic Center	(Downtown)	25	5	7.5	20	10	0	Site would allow for clusters or other innovative housing design and provide
5	67.0	67.5	60	NCTD Parking	2581902600, 2581902700	N/A	13.35 acres (70 ft. x 410 ft.)	Parking Lot	District Development Board	Transportation Corridor	Coastal Zone, Specific Study, and Specific Plan	25	5	0	20	10	0	adequate open space. No adjacent residential without crossing tracks and Vulcan Ave. to coordinate open space with .
6	62.1	60	60	Pacific View Art Center	2581512200	380 and 390 W. F Street, 608 Third Street	2.82 acres (280 ft. x 380 ft.)	Art Center	City of Encinitas	Public/ Semi-public	Coastal Zone, Coastal Appeal, Specific Plan (Downtown), and Special Study	12.5	10	7.5	20	10	0	Undeveloped land on site and could create adequate open space areas. Existing residential development does not have open space to coordinate with; however site is within walking distance (1 block) to beach. Under state law, could be used for artist housing if Encinitas designates a cultural arts district. Need to re-evalute score of "Opportunity" since the parcel is small and likely will not yield 45+ units. Also, this parcel is in the Coastal Commission appeal zone. And any project would likely require Prop A vote.
																		Connection to open space on western parcel and could connect to the existing trails on Leichtag site. Potentially could coordinate new open space areas with existing residential. Wetland onsite which will limit development of this portion of the site.
7	36.9	57.5	57.5	L-7 Quail Gardens	2570111700	634 Quail Gardens Dr	9.46 acres (460 ft. x 360 ft.)	Vacant	City of Encinitas	Rural Residential 1	Coastal Zone and Special Study	25	10	7.5	0	10	5	Need to re-evaluate score of "Challenges" because Task Force opinions differ on what challenges exist and how to weight those e.g., community opposition
				City Hell	QE00004000	505 and 516 S Vulcan	E 94 pages (440.4) - 000.5	Oit : Hall Oir	City of Facilities	Chile Cook	Constal Zannand Constal Constal				<u> </u>			Site would allow for clusters or other innovative housing design and provide adequate open space. Existing residential development does not have open space to condition to with
8	66.8	67.5	55	City Hall	2580904300	Ave	5.21 acres (410 ft. x 390 ft.)	City Hall Site Car Storage and Solana	City of Encinitas	Civic Center	Coastal Zone and Specific Plan	12.5	10	7.5	20	0	5	space to coordinate with.
9	59.5	62.5	52.5	County Burn Site	2591213600, 2591213700	175 Shields Ave and 137 N. El Camino Real	, 12.49 acres (840 ft. x 550 ft.)	Center for Environmental Innovation	County of San Diego	Public/ Semi-public	Cultural/Natural Resource	25	0	7.5	20	0	0	No connection to open space. Site would allow for clustered or other innovative housing design if site is remediated. Existing residential development does not have open space to coordinate with.
				Developed Area of				Park and Senior		Ecological Reserve, Open						-		At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and
10	50.5	50	50	Oakcrest Park	2593201000 2593110700,	1140 Oakcrest Park Dr.	3 acres (parking lot area)	Community Center	City of Encinitas	Space, Park	Coastal Zone and Special Study	12.5	5	7.5	10	10	5	adequate open space.
11	32.5	40	50	Saint John Church	2593110600, 2593111000, 2593111100, 2593110100, 2593100400	945,1001 and 1003 Encinitas Blvd and 520 and 580 Balour Dr.	13.59 acres (Multiple parcels and irregular shape). NOTE: we considered just SE corner parcel in rubric scoring	Faith-Based Organization	Saint John the Evangelist Catholic Parish Encinitas in Encinitas	Rural Residential 2 and Residential 3	Coastal Zone, Hillside/Inland Bluff, and Special Study	12.5	5	7.5	10	10	5	Site does have limited undeveloped open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space. Some ingress/egress concern.

											1			Supports				
														Encinitas Housing				
	Average of	Median of Task												Element Goal 2.2, General	Proximity to			
	Task Force	Force											Land	Plan, HCD	Services,		Readiness &	
	Members	Members	Total Group				Lot Size (estimated acres					Opportunity (Max	Contribution (Max	Guidelines (Max	Transportation (Max	Challenges	Timeliness (Max	
Rank	Scores	Scores	Score	Site Name	APN	Address	& dimensions)	Existing Land Use	Ownership	Zoning	Zoning Overlay	Score=25)	Score=10)	Score=15)	Score=20)	(Max Score = 20)	Score=10)	Notes
							Wetland/along I-5 = 9.03											At a park so future development would have a connection to open space.
					2580902000 (developed),		acres Wetland = .97 acres				Coastal Zone, Hillside/Inland							Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and
12	38.0	45	45	Cottonwood Creek Park	2563402600, 2580902800	95 N. Vulcan Ave	Developed park = 8.17 acres Total= 18.17 acres	Park	City of Encinitas	Public/ Semi-public	Bluff, Scenic/Visual Corridor, Cultural/Natural Resources.	12.5	5	7.5	20	0	0	adequate open space. Wetland onsite that would severely limit development of northern parcels.
	00.0	40						<u> </u>	-			12.5	3	7.5	20	Ů	0	
								Faith-Based	Pacific Southwest District of the Wesleyan									Limited open space on site. Site would allow for clustered or other innovative
13	33.0	40	45	Beach Chapel	2595608300	510 S. El Camino Real	2.85 acres (370 ft. x 320 ft.)	Organization	Church Trust	Residential 3	Coastal Zone and Special Study	12.5	5	7.5	10	10	0	housing design; no adjacent residential to coordinate adjacent open space.
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																		residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate
14	25.9	32.5	35	Oakcrest Middle School	2591810100, 2593200400	675 Balour Dr. and 1221 Encinitas Blvd.	14.48 acres (610 ft. x 1280 ft.)	School	San Dieguito Union High School District	Public/ Semi-public	Coastal Zone	12.5	5	7.5	10	0	0	open space. There are underground storage tank. Will require school interest and school board approval
																		Can provide a connection to open space and has some open space on site.
																		Existing residential development does not have open space to coordinate with.
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15	28.9	25	25	MiraCosta College San Elijo Campus	2611506800, 2611506000	3333 and 3371 Manchester Ave.	42.05 (1,200 ft. x 1,500 ft.)	School	MiraCosta Community College District	Public/ Semi-public	Jurisdiction, Scenic/Visual Corridor, Special Study	12.5	5	7.5	0	0	0	not interested in affordable housing development because they have developed to max footprint of what's allowed in coastal zone
																		At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with.
40	47.0	00.5	00.5	Ownth aven Boarts	0500040500	400 Omb A	0.14/470 #000 # \	Deale		Ecological Reserve, Oper	Occasio I Zama							Site would allow for clustered or other innovative housing design and
16	17.3	22.5	22.5	Orpheus Park	2563010500	482 Orpheus Ave.	3.14 (470 ft. x 200 ft.)	Park	City of Encinitas	Space, Park	Coastal Zone	0	5	7.5	10	0	0	adequate open space.
17	16.6	17.5	17.5	St. Andrew Church	2591102700	890 Balour Dr.	2.27 acres (310 ft. x 290 ft.)	Faith-Based Organization	Episcopal Church of St Andrew the Apostle	Residential 5	Coastal Zone	0	0	7.5	10	0	0	Limited open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space.
					2161101400, 2165001400,		41.73 acres (Multiple	Vacant and Open			Coastal Zone Hillside/Inland Bluff, Cultural/Natural							Extensive steep slopes on site; extensive native (protected habitat) and
18	15.0	10	10	"Purple Z"	2161104200	N/A	parcels and irregular shape)	Space Easement	City of Encinitas	Rural Residential 1	Resources, and Special Study	0	10	0	0	0	0	wetland onsite
																		Extensive open space and trails on site. Lots of undeveloped land and site would allow for clusters or other innovative housing design. Existing
																		residential development does not have open space to coordinate with. If L-7 is
																		developed as residential, coordination of open space could occur.
					2561720500, 2563306200,	800 and 810 Ecke Ranch Rd and 421, 441, 495,		Agriculture,			Coastal Zone, Cultural/Natural							Would require upzoning vote because zoned ag iin perpetuity. Also not sure
19	13.2	0	0	Leichtag Foundation	2563306300, 2561720600	521, 543, 555, 567,581 Saxony Rd	67.86 acres (1,900 ft. x 1300 ft.)	Commercial and Residential	LF Encinitas Properties LLC	Encinitas Ranch Specific Plan- Agriculture	Resources, and Specific Plan (Encinitas Ranch)							there is interest in affordable housing development. Therefore decision made by Task Force to remove from consideration at this time.
			•	U SERVICE DE LA CONTRACTOR DE LA CONTRAC							Coastal Zone, Hillside/Inland							
20	8.4	0	0	Indian Head Canyon	2545736400	N/A	3.17 acres (415 ft. x 145 ft.)	Vacant and Open Space Easement	City of Encinitas	Residential 3	Bluff, Cultural/Natural Resource, and Special Study	0	0	0	0	0	0	Steep slope, sensitive native (protected habitat) onsite. Municipal code prohibits development slopes over 25-40%.

City of Encinitas

Affordable Housing Task Force Site Prioritization

10/22/2024

Site Selection Group Scoring During Task Force Meetings

Sites are ranked based Average of Task Force Members Scores

	•	lask Force Mellibers																
Rank	Average of Task Force Members Scores	Median of Task Force Members Scores	Total Group Score	Site Name	APN	Address	Lot Size (estimated acres & dimensions)	Existing Land Use	Ownership	Zoning	Zoning Overlay	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)	Notes
								-	-	-				-				Cite would allow for allustered or other innegative begging design to allow
 1	76.8	77.5	77.5	Public Works Site	2581122800 2581902300,	160 Calle Magdalena	4.41 acres (570 ft. x 185 ft.) 1.74 acres (NCTD), 4.3	City Public Works Yard	City of Encinitas	General Commercial	Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor and Special Study	25	10	7.5	20	10	5	Site would allow for clustered or other innovative housing design to allow adequate open space. No adjacent residential development to coordinate adjacent open space. Costly to relocate Public Works facility and no identified location where Public Works yard and facility could be relocated; upzoning required but no adjacent single-family housing
•	70.7	70.5	07.5	NCTD Parking + City	2581902600,	25 E. D Street and 505 S.	acres (NCTD), 5.21 acres	Parking Lot, Transit	NCTD and City of	Transit Corridor, Transit	· ·							
2	72.7	72.5	67.5	Hall	2580904300	Vulcan Avenue	(City Hall)	Center, City Hall	Encinitas North County Transit	Corridor, and Civic Center	(Downtown)	25	5	7.5	20	10	0	Site would allow for clusters or other innovative housing design and provide
3	67.0	67.5	60	NCTD Parking	2581902600, 2581902700	N/A	13.35 acres (70 ft. x 410 ft.)	Parking Lot	District Development Board	Transportation Corridor	Coastal Zone, Specific Study, and Specific Plan	25	5	0	20	10	0	adequate open space. No adjacent residential without crossing tracks and Vulcan Ave. to coordinate open space with .
	07.0	07.0			2001002700		10100 00100 (70 111 11 12 111)	r driving 200	Board		and opcomer tan	23	3	0	20	10	0	Site would allow for clusters or other innovative housing design and provide
4	66.8	67.5	55	City Hall	2580904300	505 and 516 S Vulcan Ave	5.21 acres (410 ft. x 390 ft.)	City Hall Site	City of Encinitas	Civic Center	Coastal Zone and Specific Plan	12.5	10	7.5	20	0	5	adequate open space. Existing residential development does not have open space to coordinate with.
				Seacoast				Faith-Based	Seacoast Community		Coastal Zone, Scenic/Visual							Site would allow for clusters or other innovative housing design and provide adequate open space. Existing residential development does not have open
5	64.1	62.5	72.5	Community Church	258-241-10-00	1050 Regal Rd.	4.35 acres (irregular shape)	Organization	Church	Residential 30	Corridor and Special Study	25	5	7.5	20	10	5	space to coordinate with.
											Coastal Zone, Coastal Appeal,							Undeveloped land on site and could create adequate open space areas. Existing residential development does not have open space to coordinate with; however site is within walking distance (1 block) to beach. Under state law, could be used for artist housing if Encinitas designates a cultural arts district. Need to re-evalute score of "Opportunity" since the parcel is small and likely will not yield 45+ units. Also, this parcel is in the
6	62.1	60	60	Pacific View Art Center	2581512200	380 and 390 W. F Street, 608 Third Street	2.82 acres (280 ft. x 380 ft.)	Art Center	City of Encinitas	Public/ Semi-public	Specific Plan (Downtown), and Special Study	12.5	10	7.5	20	10	0	Coastal Commission appeal zone. And any project would likely require Prop A vote.
7	59.5	62.5	52.5	County Burn Site	2591213600, 2591213700	175 Shields Ave and 137		Car Storage and Solana Center for Environmental	County of San Diego	Public/ Semi-public	Cultural/Natural Resource	25	0	7.5	20	0	0	No connection to open space. Site would allow for clustered or other innovative housing design if site is remediated. Existing residential development does not have open space to coordinate with.
8	50.5	50	50	Developed Area of Oakcrest Park	2593201000	1140 Oakcrest Park Dr.	3 acres (parking lot area)	Park and Senior Community Center	City of Encinitas	Ecological Reserve, Open Space, Park	Coastal Zone and Special Study	12.5	5	7.5	10	10	5	At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and a
9	39.2	40 45	72.5 45	Self-Realization Fellowship Cottonwood Creek Park	2582941300, 2583161700, 2583161800, 2583161800, 2600213200, 2583162000, 2582941700, 2582941700, 2600733100, 2600220100, 2600100600, 2600530400 2580902000 (developed), 2583402600, 2580902800	Third Street, 1105, 1133, 1139, 1153 Second, 138	NOTE: Task Force focused	Faith-Based Organization	Self-Realization Fellowship Church City of Encinitas	Public/ Semi-public and Residential 3	Coastal Zone, Coastal Appeal, Coastal Bluff, Cultural/Natural Resources, and Special Study. Coastal Zone, Hillside/Inland Bluff, Scenic/Visual Corridor, Cultural/Natural Resources.	25	5	7.5	20	0	5	Lots of land and many acres of vacant land without steep slope. Site would allow for clusters or other innovative housing design and adequate open space. Existing residential development does not have open space to coordinate with. General Plan envisions a specific plan for SRF. May require Prop A vote. Land donation may carry deed restrictions At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with. Site would allow for clustered or other innovative housing design and adequate open space. Wetland onsite that would severely limit development of northern parcels. Connection to open space on western parcel and could connect to the existing trails on Leichtag site. Potentially could coordinate new open space areas
11	36.9	57.5	57.5	L-7 Quail Gardens	2570111700	634 Quail Gardens Dr	9.46 acres (460 ft. x 360 ft.)	Vacant	City of Encinitas	Rural Residential 1	Coastal Zone and Special Study	25	10	7.5	0	10	5	with existing residential. Wetland onsite which will limit development of this portion of the site. Need to re-evaluate score of "Challenges" because Task Force opinions differ on what challenges exist and how to weight those e.g., community opposition

														Encinitas				
														Housing				
	Average of	Median of Task												Element Goal 2.2, General	Proximity to			
	Task Force	Force											Land	Plan, HCD	Services,		Readiness &	
	Members	Members	Total Group				Lot Size (estimated acres					Opportunity (Max	Contribution (Max	Guidelines (Max	Transportation (Max	Challenges	Timeliness (Max	
Rank	Scores	Scores	Score	Site Name	APN	Address	& dimensions)	Existing Land Use	Ownership	Zoning	Zoning Overlay	Score=25)	Score=10)	Score=15)	Score=20)	(Max Score = 20)	•	Notes
									Pacific Southwest									
40	22.0	40	45	Basak Obassal	050500000	5400 FLO P	0.05 (0.70 %	Faith-Based	District of the Wesleyan	Desire with 0	0							Limited open space on site. Site would allow for clustered or other innovative
12	33.0	40	45	Beach Chapel	2595608300 2593110700,	510 S. El Camino Real	2.85 acres (370 ft. x 320 ft.)	Organization	Church Trust	Residential 3	Coastal Zone and Special Study	12.5	5	7.5	10	10	0	housing design; no adjacent residential to coordinate adjacent open space.
					2593110600,		13.59 acres (Multiple		Caint laborates									
					2593111000, 2593111100,	945,1001 and 1003	parcels and irregular shape). NOTE: we considered just		Saint John the Evangelist Catholic									Site does have limited undeveloped open space on site. Site would allow for
12	32.5	40	50	Saint John Church	2593110100, 2593100400	Encinitas Blvd and 520 and 580 Balour Dr.	SE corner parcel in rubric scoring	Faith-Based Organization	Parish Encinitas in Encinitas	Rural Residential 2 and Residential 3	Coastal Zone, Hillside/Inland Bluff, and Special Study	40.5	_		40	40	_	clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space. Some ingress/egress concern.
13	32.5	40	50	Saint John Church	2393100400	and 360 Batour Dr.	Scoring	Organization	Elicilitas	nesidelitiat 5	bian, and Special Study	12.5	5	7.5	10	10	5	coordinate adjacent open space. Some nigress/egress concern.
																		Can provide a connection to open space and has some open space on site. Existing residential development does not have open space to coordinate with.
																		Site would allow for clustered or other innovative housing design including
				MiraCosta College	2611506800,	3333 and 3371			MiraCosta Community		Coastal Zone, Coastal Appeal Jurisdiction, Scenic/Visual							additional open space on site. However, college has previously stated they are not interested in affordable housing development because they have
14	28.9	25	25	San Elijo Campus	2611506000	Manchester Ave.	42.05 (1,200 ft. x 1,500 ft.)	School	College District	Public/ Semi-public	Corridor, Special Study	12.5	5	7.5	0	0	0	developed to max footprint of what's allowed in coastal zone
																		Site is at a school with passive open space; no programmed space. Existing
																		residential development does not have open space to coordinate with. Site
				Oakcrest Middle	2591810100,	675 Balour Dr. and 1221	14.48 acres (610 ft. x 1280		San Dieguito Union									would allow for clustered or other innovative housing design and adequate open space. There are underground storage tank. Will require school interest
15	25.9	32.5	35	School	2593200400	Encinitas Blvd.	ft.)	School	High School District	Public/ Semi-public	Coastal Zone	12.5	5	7.5	10	0	0	and school board approval
																		At a park so future development would have a connection to open space. Existing residential development does not have open space to coordinate with.
10	17.3	20.5	00 E	Overhous Pouls	2563010500	482 Orpheus Ave.	3.14 (470 ft. x 200 ft.)	Park	City of Encinitas	Ecological Reserve, Open	Coastal Zone		_					Site would allow for clustered or other innovative housing design and
16	17.3	22.5	22.5	Orpheus Park	2503010500	482 Orpheus Ave.	3.14 (47011. x 20011.)	Palk	City of Elicilitas	Space, Park	Coastatzone	0	5	7.5	10	0	0	adequate open space.
17	16.6	17.5	17.5	St. Andrew Church	2591102700	890 Balour Dr.	2.27 acres (310 ft. x 290 ft.)	Faith-Based Organization	Episcopal Church of St Andrew the Apostle	Residential 5	Coastal Zone	0	0	7.5	40	0		Limited open space on site. Site would allow for clustered or other innovative housing design; no adjacent residential to coordinate adjacent open space.
1/	10.0	17.5	17.5	3t. Andrew Charen	2161101400,	030 Balour Dr.	2.27 acres (310 it. x 230 it.)	Organization	Andrew the Apostte	nesidentiat 5	Coastal Zone Hillside/Inland	0	0	7.5	10	U	0	indusing design, no adjacent residential to coordinate adjacent open space.
18	15.0	10	10	"Purple Z"	2165001400, 2161104200	N/A	41.73 acres (Multiple parcels and irregular shape)	Vacant and Open Space Easement	City of Encinitas	Rural Residential 1	Bluff, Cultural/Natural Resources, and Special Study	0	10	0	0	0	0	Extensive steep slopes on site; extensive native (protected habitat) and wetland onsite
10	15.0	10	10	Fulple 2	2101104200	IWA	parcets and irregular snape)	эрасе Еазептепт	Oity of Elicilitias	nural nesidential 1	nesources, and special study	U	10	U	U	U	U	wettand onsite
																		Extensive open space and trails on site. Lots of undeveloped land and site
																		would allow for clusters or other innovative housing design. Existing
																		residential development does not have open space to coordinate with. If L-7 is developed as residential, coordination of open space could occur.
																		as support as residentially coordination of open space could be unit
					2561720500, 2563306200,	800 and 810 Ecke Ranch Rd and 421, 441, 495,	1	Agriculture,			Coastal Zone, Cultural/Natural							Would require upzoning vote because zoned ag iin perpetuity. Also not sure
40	40.0		_	Latebase Late	2563306300,	521, 543, 555, 567,581	67.86 acres (1,900 ft. x 1300	Commercial and		Encinitas Ranch Specific	Resources, and Specific Plan							there is interest in affordable housing development. Therefore decision made
19	13.2	0	0	Leichtag Foundation	2561720600	Saxony Rd	ft.)	Residential	LLC	Plan- Agriculture	(Encinitas Ranch) Coastal Zone, Hillside/Inland							by Task Force to remove from consideration at this time.
								Vacant and Open			Bluff, Cultural/Natural Resource,							Steep slope, sensitive native (protected habitat) onsite. Municipal code
20	8.4	0	0	Indian Head Canyon	2545736400	N/A	3.17 acres (415 ft. x 145 ft.)	Space Easement	City of Encinitas	Residential 3	and Special Study	0	0	0	0	0	0	prohibits development slopes over 25-40%.

^{*} Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

		Т	ask Force N	1ember Alli	son Blackw	rell		
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
		Developed Area of		_				_
	50	Oakcrest Park	12.5	5	7.5	10	10	5
	0.5	Oakcrest Middle	46.7	_	- -	40		
	35	School MiraCosta College	12.5	5	7.5	10	0	0
	25	San Elijo Campus	12.5	5	7.5	0	0	0
	22.5	Orpheus Park	0	5	7.5	10	0	0
	50	Saint John Church	12.5	5	7.5	10	10	5
	17.5	St. Andrew Church	0	0	7.5	10	0	0
	0	Leichtag Foundation						
	55	Beach Chapel	12.5	5	7.5	20	10	0
	10	"Purple Z"	0	10	0	0	0	0
		Cottonwood Creek						
	45	Park	12.5	5	7.5	20	0	0
	72.5	Self-Realization Pacific View Art	25	5	7.5	20	10	5
	60	Center	12.5	10	7.5	20	10	0
	57.5	L-7 Quail Gardens	25	10	7.5	0	10	5
	77.5	Public Works Site	25	10	7.5	20	10	5
	0	Indian Head Canyon	0	0	0	0	0	0
	67.5	NCTD Parking	25	5	7.5	20	10	0
	72.5	City Hall	25	10	7.5	20	10	0
	82.5	Seacoast Community Church	25	5	7.5	20	20	5
	57.5	County Burn Site	25	5	7.5	20	0	0
		NCTD + City Hall						
	67.5	NCID+City Hall	25	5	7.5	20	10	0

^{*} Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

			Task For	ce Membe	r Bob Kent			
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	45	Developed Area of					_	_
	45	Oakcrest Park	12.5	5	7.5	20	0	0
	32.5	Oakcrest Middle School	0	5	7.5	20	0	0
	02.0	MiraCosta College	0	3	7.5	20	0	0
	35	San Elijo Campus	12.5	5	7.5	0	10	0
	22.5	Orpheus Park	0	5	7.5	10	0	0
	40	Saint John Church	12.5	0	7.5	20	0	0
	17.5	St. Andrew Church	0	0	7.5	10	0	0
	0	Leichtag Foundation						
	40	Beach Chapel	12.5	0	7.5	20	0	0
	0	"Purple Z"	0	0	0	0	0	0
	45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
	40	Self-Realization Fellowship	12.5	0	7.5	20	0	0
	50	Pacific View Art Center	12.5	10	7.5	20	0	0
	62.5	L-7 Quail Gardens	25	10	7.5	0	10	10
	67.5	Public Works Site	25	10	7.5	20	0	5
	0	Indian Head Canyon	0	0	0	0	0	0
	55	NCTD Parking	12.5	5	7.5	20	10	0
	50	City Hall	12.5	10	7.5	20	0	0
	55	Seacoast Community Church	12.5	5	7.5	20	10	0
	45	County Burn Site	12.5	5	7.5	20	0	0
		-						
	55	NCTD + City Hall	12.5	5	7.5	20	10	0

^{*} Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

			Task Forc	e Member I	Dan Vaughn	l		
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
	00	Developed Area of						
	60	Oakcrest Park Oakcrest Middle	12.5	10	7.5	20	10	0
	32.5	School	0	5	7.5	20	0	0
	02.0	MiraCosta College	<u> </u>	<u> </u>	7.5	20	<u> </u>	
	57.5	San Elijo Campus	25	5	7.5	10	10	0
	27.5	Orpheus Park	0	10	7.5	10	0	0
	17.5	Saint John Church	0	0	7.5	10	0	0
	17.5	St. Andrew Church	0	0	7.5	10	0	0
	0	Leichtag Foundation						
	27.5	Beach Chapel	0	0	7.5	10	10	0
	30	"Purple Z"	12.5	10	7.5	0	0	0
	50	Cottonwood Creek Park	12.5	10	7.5	20	0	0
	40	Self-Realization Fellowship	12.5	0	7.5	20	0	0
	60	Pacific View Art Center	12.5	10	7.5	20	10	0
	67.5	L-7 Quail Gardens	25	10	7.5	10	10	5
	60	Public Works Site	12.5	10	7.5	20	10	0
	17.5	Indian Head Canyon	0	10	7.5	0	0	0
	67.5	NCTD Parking	25	5	7.5	20	10	0
	60	City Hall	12.5	10	7.5	20	10	0
		Seacoast						
	62.5	Community Church	25	0	7.5	10	10	10
	62.5	County Burn Site	25	10	7.5	20	0	0
	72.5	NCTD + City Hall	25	10	7.5	20	10	0

* Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

						n		
Rank T	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
		Developed Area of		_				_
	60	Oakcrest Park	12.5	5	7.5	10	20	5
	0	Oakcrest Middle School	0	0	0	0	0	0
	U	MiraCosta College	U	U	U	U	U	U
	0	San Elijo Campus	0	0	0	0	0	0
	0	Orpheus Park	0	0	0	0	0	0
	7.5	Saint John Church	0	0	7.5	0	0	0
	0	St. Andrew Church	0	0	0	0	0	0
	0	Leichtag Foundation						
	0	Beach Chapel	0	0	0	0	0	0
	0	"Purple Z"	0	0	0	0	0	0
	60 E	Cottonwood Creek	0.5	10	7.5	00	0	0
	62.5	Park Self-Realization	25	10	7.5	20	0	0
	0	Fellowship	0	0	0	0	0	0
	•	Pacific View Art	<u> </u>	<u> </u>	<u> </u>	<u> </u>	•	, ,
	55	Center	12.5	5	7.5	10	10	10
	7.5	L-7 Quail Gardens	0	0	7.5	0	0	0
	77.5	Public Works Site	25	10	7.5	20	10	5
	0	Indian Head Canyon	0	0	0	0	0	0
	55	NCTD Parking	12.5	10	7.5	10	10	5
	55	City Hall	12.5	10	7.5	10	10	5
		Seacoast						
	60	Community Church	12.5	5	7.5	20	10	5
	82.5	County Burn Site	25	10	7.5	20	10	10
	55	NCTD + City Hall	12.5	10	7.5	10	10	5

^{*} Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

			Task Force	Member R	ichard Ster	n		
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
		Developed Area of						
	60	Oakcrest Park	12.5	5	7.5	20	10	5
	60	Oakcrest Middle	10.5	F	7 -	20	10	_
	60	School MiraCosta College	12.5	5	7.5	20	10	5
	67.5	San Elijo Campus	25	10	7.5	10	10	5
	17.5	Orpheus Park	0	0	7.5	10	0	0
	55	Saint John Church	12.5	5	7.5	15	10	5
	55	St. Andrew Church	12.5	5	7.5	15	10	5
	33	ot. Andrew ondren	12.5	3	7.5	15	10	J
	77.5	Leichtag Foundation	25	10	7.5	20	10	5
	60	Beach Chapel	12.5	5	7.5	20	10	5
	35	"Purple Z"	25	10	0	0	0	0
		Cottonwood Creek						
	57.5	Park	25	5	7.5	20	0	0
		Self-Realization						
	72.5	Fellowship	25	5	7.5	20	10	5
	02 E	Pacific View Art	0.5	40	7.5	00	00	10
	92.5	Center	25	10	7.5	20	20	10
	32.5	L-7 Quail Gardens	12.5	10	0	0	0	10
	82.5	Public Works Site	25	10	7.5	20	10	10
	55	Indian Head Canyon	25	10	0	0	10	10
	72.5	NCTD Parking	25	5	7.5	20	10	5
	92.5	City Hall	25	10	7.5	20	20	10
	02.0	Seacoast	20		7.5	20	20	10
	72.5	Community Church	25	5	7.5	20	10	5
	62.5	County Burn Site	25	5	7.5	20	0	5
	87.5	NCTD + City Hall	25	10	7.5	20	20	5

^{*} Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

	Task Force Member Elena Thompson										
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)			
		Developed Area of									
	7.5	Oakcrest Park	0	0	7.5	0	0	0			
	7.5	Oakcrest Middle			- -						
	7.5	School	0	0	7.5	0	0	0			
	7.5	MiraCosta College San Elijo Campus	0	0	7.5	0	0	0			
	7.5	Orpheus Park	0	0	7.5	0	0	0			
	7.5	Saint John Church									
			0	0	7.5	0	0	0			
	7.5	St. Andrew Church	0	0	7.5	0	0	0			
	0	Leichtag Foundation									
	7.5	Beach Chapel	0	0	7.5	0	0	0			
	0	"Purple Z"	0	0	0	0	0	0			
	•	Cottonwood Creek	Ü			J					
	7.5	Park	0	0	7.5	0	0	0			
		Self-Realization									
	7.5	Fellowship	0	0	7.5	0	0	0			
		Pacific View Art									
	82.5	Center	25	10	7.5	20	10	10			
	7.5	L-7 Quail Gardens	0	0	7.5	0	0	0			
	82.5	Public Works Site	25	10	7.5	20	10	10			
	0	Indian Head Canyon	0	0	_	0	0				
	0		0	0	0	0	0	0			
	82.5	NCTD Parking	25	10	7.5	20	10	10			
	67.5	City Hall Seacoast	0	10	7.5	20	20	10			
	45	Community Church	12.5	0	7.5	10	10	5			
	70		12.0	<u> </u>	7.5	10	10				
	82.5	County Burn Site	25	10	7.5	20	10	10			
		-									
	82.5	NCTD + City Hall	25	10	7.5	20	20	0			

^{*} Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

	Task Force Member Felicia Gamez-Weinbaum										
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)			
	50	Developed Area of	40 =	_		10	4.0	_			
	50	Oakcrest Park	12.5	5	7.5	10	10	5			
	22.5	Oakcrest Middle School	0	0	7.5	0	10	5			
	22.0	MiraCosta College	U	U	7.5	U	10	3			
	30	San Elijo Campus	12.5	0	7.5	10	0	0			
	17.5	Orpheus Park	0	10	7.5	0	0	0			
	17.5	Saint John Church	0	0	7.5	10	0	0			
	7.5	St. Andrew Church	0	0	7.5	0	0	0			
	0	Leichtag Foundation	0	0	0	0	0	0			
	7.5	Beach Chapel	0	0	7.5	0	0	0			
	0	"Purple Z"	0	0	0	0	0	0			
		Cottonwood Creek									
	7.5	Park	0	0	7.5	0	0	0			
	7.5	Self-Realization	•	_	- -	2	_				
	7.5	Fellowship Pacific View Art	0	0	7.5	0	0	0			
	55	Center	12.5	10	7.5	10	10	5			
	17.5	L-7 Quail Gardens	0	10	7.5	0	0	0			
	87.5	Public Works Site	25	10	7.5	20	20	5			
	51.0	21.12		v							
	0	Indian Head Canyon	0	0	0	0	0	0			
	77.5	NCTD Parking	25	10	7.5	20	10	5			
	67.5	City Hall	25	10	7.5	10	10	5			
		Seacoast									
	45	Community Church	12.5	0	7.5	10	10	5			
	77.5	County Burn Site	25	10	7.5	20	10	5			
	87.5	NCTD + City Hall	25	10	7.5	20	20	5			

^{*} Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

	Task Force Member George Wielechowski										
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)			
		Developed Area of									
	50	Oakcrest Park	12.5	5	7.5	10	10	5			
	17.5	Oakcrest Middle	0	0	7 -	10	0				
	17.5	School MiraCosta College	0	0	7.5	10	0	0			
	37.5	San Elijo Campus	25	5	7.5	0	0	0			
	22.5	Orpheus Park	0	5	7.5	10	0	0			
	55	Saint John Church	12.5	5	7.5	10	10	10			
	17.5	St. Andrew Church	0	0	7.5	10	0	0			
		,			7.0	10					
	67.5	Leichtag Foundation	25	5	7.5	10	10	10			
	47.5	Beach Chapel	0	5	7.5	20	10	5			
	20	"Purple Z"	0	10	0	10	0	0			
		Cottonwood Creek									
	45	Park	12.5	5	7.5	20	0	0			
	77 -	Self-Realization	0.7	_		0.0	40	10			
	77.5	Fellowship Pacific View Art	25	5	7.5	20	10	10			
	77.5	Center	25	10	7.5	20	10	5			
	67.5	L-7 Quail Gardens	25	10	7.5	10	10	5			
	72.5	Public Works Site	25	10	7.5	20	10	0			
	72.0	. asas works one	20	10	7.5	20	10	0			
	20	Indian Head Canyon	0	10	0	5	5	0			
	77.5	NCTD Parking	25	10	7.5	20	15	0			
	62.5	City Hall	25	10	7.5	20	0	0			
		Seacoast									
	82.5	Community Church	25	10	7.5	20	10	10			
	62.5	County Burn Site	25	10	7.5	20	0	0			
	72.5	NCTD + City Hall	25	10	7.5	20	10	0			

^{*} Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

	Task Force Member Karen Koblentz										
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)			
		Developed Area of									
	50	Oakcrest Park	12.5	5	7.5	10	10	5			
	35	Oakcrest Middle School	12.5	5	7.5	10	0	0			
	33	MiraCosta College	12.5	5	7.5	10	0	0			
	25	San Elijo Campus	12.5	5	7.5	0	0	0			
	22.5	Orpheus Park	0	5	7.5	10	0	0			
	50	Saint John Church	12.5	5	7.5	10	10	5			
	17.5	St. Andrew Church	0	0	7.5	10	0	0			
	0	Leichtag Foundation									
	55	Beach Chapel	12.5	5	7.5	20	10	0			
	10	"Purple Z"	0	10	0	0	0	0			
		Cottonwood Creek									
	45	Park	12.5	5	7.5	20	0	0			
	70.5	Self-Realization		_				_			
	72.5	Fellowship Pacific View Art	25	5	7.5	20	10	5			
	60	Center	12.5	10	7.5	20	10	0			
	57.5	L-7 Quail Gardens	25	10	7.5	0	10	5			
	77.5	Public Works Site	25	10	7.5	20	10	5			
	. ,		20	10	7.0	20	10				
	0	Indian Head Canyon	0	0	0	0	0	0			
	60	NCTD Parking	12.5	5	7.5	20	10	5			
	65	City Hall	12.5	5	7.5	20	10	10			
		Seacoast									
	50	Community Church	12.5	5	7.5	10	10	5			
	57.5	County Burn Site	25	5	7.5	20	0	0			
	77.5	NCTD + City Hall	25	5	7.5	20	10	10			

^{*} Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

	Task Force Member Richard Soloman										
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)			
		Developed Area of									
	72.5	Oakcrest Park	25	10	7.5	10	10	10			
		Oakcrest Middle									
	7.5	School	0	0	7.5	0	0	0			
	7 5	MiraCosta College	0	0	7.5	0	0	0			
	7.5	San Elijo Campus	0	0	7.5	0	0	0			
	7.5	Orpheus Park	0	0	7.5	0	0	0			
	7.5	Saint John Church	0	0	7.5	0	0	0			
	7.5	St. Andrew Church	0	0	7.5	0	0	0			
	0	Leichtag Foundation									
	7.5	Beach Chapel	0	0	7.5	0	0	0			
	50	"Purple Z"	25	10	0	10	0	5			
	7.5	Cottonwood Creek Park	0	0	7.5	0	0	0			
	7.5	Self-Realization Fellowship	0	0	7.5	0	0	0			
	92.5	Pacific View Art Center	25	10	7.5	20	20	10			
	7.5	L-7 Quail Gardens	0	0	7.5	0	0	0			
	82.5	Public Works Site	25	10	7.5	20	10	10			
	0	Indian Head Canyon	0	0	0	0	0	0			
	55	NCTD Parking	12.5	0	7.5	20	10	5			
	70	City Hall	12.5	10	7.5	20	10	10			
	67.5	Seacoast Community Church	25	5	7.5	10	10	10			
	7.5	County Burn Site	0	0	7.5	0	0	0			
		-									
	77.5	NCTD + City Hall	25	10	7.5	20	10	5			

^{*} Missing Task Force members Site Scoring - Navardo Valenzuela and Eli Stern's Scores

			Task Ford	ce Member	Tony Kranz			
Rank	Total Score	Site Name	Opportunity (Max Score=25)	Land Contribution (Max Score=10)	Supports Encinitas Housing Element Goal 2.2, General Plan, HCD Guidelines (Max Score=15)	Proximity to Services, Transportation (Max Score=20)	Challenges (Max Score = 20)	Readiness & Timeliness (Max Score=10)
		Developed Area of						
	50	Oakcrest Park	12.5	5	7.5	10	10	5
		Oakcrest Middle						
	35	School MiraCosta College	12.5	5	7.5	10	0	0
	25	San Elijo Campus	12.5	5	7.5	0	0	0
	22.5	Orpheus Park	0	5	7.5	10	0	0
	50	Saint John Church	12.5	5	7.5	10	10	5
	17.5	St. Andrew Church	0	0	7.5	10	0	0
	0	Leichtag Foundation	0	0	7.0	10	Ü	J
	55	Beach Chapel	12.5	5	7.5	20	10	0
	10	"Purple Z"	0	10	0	0	0	0
	45	Cottonwood Creek Park	12.5	5	7.5	20	0	0
	72.5	Self-Realization Fellowship	25	5	7.5	20	10	5
	60	Pacific View Art Center	12.5	10	7.5	20	10	0
	57.5	L-7 Quail Gardens	25	10	7.5	0	10	5
	77.5	Public Works Site	25	10	7.5	20	10	5
	0	Indian Head Canyon	0	0	0	0	0	0
	67.5	NCTD Parking	25	5	7.5	20	10	0
	72.5	City Hall	25	10	7.5	20	10	0
	82.5	Seacoast Community Church	25	5	7.5	20	20	5
	57.5	County Burn Site	25	5	7.5	20	0	0
	65	NCTD + City Hall	12.5	10	7.5	20	10	5