

Candidate Sites Table





ENCINITAS HOUSING ELEMENT UPDATE - ENVIRONMENTAL ASSESSMENT																																	
MAXIMUM REALISTIC YIELD (MRY)																																	
KEY: "TEXT" = Measure T Site previously analyzed in 2016 PEIR.																																	
SITE KEY	SITE #	COM-MUNITY # (1-5)	ADDRESS	COMMUNITY AREA	SITE ID NAME	APN	GROSS PARCEL (AC)	NET PARCEL (AC)	VACANT OR NON-VACANT SITE	OTG EXISTING RES (DU)	OTG EXISTING RES (SF for DEMO)	OTG EXISTING NON-RES (FOOTPRINT)	OTG EXISTING NON-RES (SF)	GP EXISTING	GP EXISTING DENSITY RES (DU/AC)	GP EXISTING MRY RES (DU)	GP EXISTING INTENSITY NON-RES (FAR)	GP EXISTING MRY NON-RES (SF)	GP PROPOSED	GP PROPOSED DENSITY RES (DU/AC)	GP PROPOSED MRY RES (DU)	GP PROPOSED INTENSITY NON-RES (FAR)	GP PROPOSED MRY NON-RES (SF)	ZONING EXISTING	ZONING EXISTING DENSITY RES (DU/AC)	ZONING EXISTING MRY RES (DU)	ZONING EXISTING INTENSITY NON-RES (FAR)	ZONING EXISTING MRY NON-RES (SF)	ZONING PROPOSED	ZONING PROPOSED DENSITY RES (DU/AC)	ZONING PROPOSED MRY RES (DU)	ZONING PROPOSED INTENSITY NON-RES (FAR)	ZONING PROPOSED MRY NON-RES (SF)
506400	01	3	3459 Manchester Ave	Cardiff	2016 PEIR Site C-6 (@ 4.6 AC); Greek Church Site	2611506400	2.5	2.0	Vacant	0	0	0	0	RR-1	1	2	--	--	RR-1, R-30 OL	30	60	--	--	RR-1	1	2	--	--	RR-1, R-30 OL	30	60	--	--
C1-S02	02	1	Piraeus St	Leucadia	Cannon Property (Piraeus Site)	2541440100	6.9	6.9	Vacant	0	0	0	0	RR-2	2	14	--	--	RR-2, R-30 OL	30	208	--	--	RR-2	2	14	--	--	RR-2, R-30 OL	30	208	--	--
C1-S03	03	1	634 Quail Gardens Lane	Leucadia	2016 PEIR Site L-7	2570111700	7.6	7.6	Vacant	0	0	0	0	RR-1	1	8	--	--	RR-1, R-30 OL	30	228	--	--	RR-1	1	8	--	--	RR-1, R-30 OL	30	228	--	--
C2-S05	05	2	Encinitas Blvd	Old Encinitas	2016 PEIR Site OE-7; Encinitas Blvd & Quail Gardens Sites	2581116100	2.2	2.2	Vacant	0	0	0	0	OP	--	--	0.75	72,527	OP, R-30 OL	30	67	0.75	72,527	OP	--	--	0.75	72,527	OP, R-30 OL	30	67	0.75	72,527
	05	2	Quail Gardens Dr	Old Encinitas	2016 PEIR Site OE-7; Encinitas Blvd & Quail Gardens Sites	2581304500	0.4	0.2	Vacant	0	0	0	0	OP	--	--	0.75	7,514	OP, R-30 OL	30	7	0.75	7,514	OP	--	--	0.75	7,514	OP, R-30 OL	30	7	0.75	7,514
	05	2	550 Encinitas Blvd	Old Encinitas	2016 PEIR Site OE-7; Encinitas Blvd & Quail Gardens Sites	2581308100	1.3	1.3	Vacant	0	0	0	0	OP	--	--	0.75	42,798	OP, R-30 OL	30	39	0.75	42,798	OP	--	--	0.75	42,798	OP, R-30 OL	30	39	0.75	42,798
	05	2	696 Encinitas Blvd	Old Encinitas	2016 PEIR Site OE-7; Encinitas Blvd & Quail Gardens Sites	2581303400	1.0	1.0	Vacant	1	0	0	0	OP	--	--	0.75	33,323	OP, R-30 OL	30	31	0.75	33,323	OP	--	--	0.75	33,323	OP, R-30 OL	30	31	0.75	33,323
C1-S07	07	1	1950 Highway 101	Leucadia	Jackel Property	2160412000	1.9	1.9	Vacant	0	0	0	0	VSC	--	--	1	83,200	VSC, R-30 OL	30	57	1	83,200	N-LVSC	--	--	1	83,200	N-LVSC, R-30 OL	30	57	1	83,200
	07	1	N/A	Leucadia	Jackel Property	2160412100	1.1	1.1	Vacant	0	0	0	0	VSC	--	--	1	46,174	VSC, R-30 OL	30	32	1	46,174	N-LVSC	--	--	1	46,174	N-LVSC, R-30 OL	30	32	1	46,174
C4-SAD01	AD01	4	Sage Canyon Dr	New Encinitas	Sage Canyon Parcel	2620618500	5.2	2.4	Vacant	0	0	0	0	R-3	3	7	--	--	R-3, R-30 OL	30	72	--	--	R-3	3	7	--	--	R-3, R-30 OL	30	72	--	--
C2-SAD02	AD02	2	195 Quail Gardens Dr	Old Encinitas	2016 PEIR Site ALT-5; Baldwin & Sons Properties	2581308000	1.0	1.0	Vacant	0	0	0	0	R-5	5	5	--	--	R-5, R-30 OL	30	30	--	--	R-5	5	5	--	--	R-5, R-30 OL	30	30	--	--
	AD02	2	Quail Gardens Dr	Old Encinitas	2016 PEIR Site ALT-5; Baldwin & Sons Properties	2581308200	1.3	1.3	Vacant	0	0	0	0	R-5	5	6	--	--	R-5, R-30 OL	30	38	--	--	R-5	5	6	--	--	R-5, R-30 OL	30	38	--	--
	AD02	2	185 Quail Gardens Dr	Old Encinitas	2016 PEIR Site ALT-5; Baldwin & Sons Properties	2581308600	2.2	2.2	Vacant	0	0	0	0	R-5	5	11	--	--	R-5, R-30 OL	30	67	--	--	R-5	5	11	--	--	R-5, R-30 OL	30	67	--	--
	AD02	2	Mays Hollow Ln	Old Encinitas	2016 PEIR Site ALT-5; Baldwin & Sons Properties	2581309100	0.5	0.5	Vacant	0	0	0	0	R-5	5	3	--	--	R-5, R-30 OL	30	15	--	--	R-5	5	3	--	--	R-5, R-30 OL	30	15	--	--
	AD02	2	Encinitas Blvd	Old Encinitas	2016 PEIR Site ALT-5; Baldwin & Sons Properties	2581309300	3.2	0.6	Vacant	0	0	0	0	R-5	5	3	--	--	R-5, R-30 OL	30	18	--	--	R-5	5	3	--	--	R-5, R-30 OL	30	18	--	--
	AD02	2	Encinitas Blvd	Old Encinitas	2016 PEIR Site ALT-5; Baldwin & Sons Properties	2581309400	0.3	0.3	Vacant	0	0	0	0	R-5	5	1	--	--	R-5, R-30 OL	30	8	--	--	R-5	5	1	--	--	R-5, R-30 OL	30	8	--	--
	AD02	2	Quail Gardens Dr	Old Encinitas	2016 PEIR Site ALT-5; Baldwin & Sons Properties	2570203600	1.9	1.9	Vacant	0	0	0	0	R-3	3	6	--	--	R-3, R-30 OL	30	56	--	--	R-3	3	6	--	--	R-3, R-30 OL	30	56	--	--
AD02	2	225 Quail Gardens Dr	Old Encinitas	2016 PEIR Site ALT-5; Baldwin & Sons Properties	2570203700	1.3	1.3	Vacant	0	0	0	0	R-3	3	4	--	--	R-3, R-30 OL	30	38	--	--	R-3	3	4	--	--	R-3, R-30 OL	30	38	--	--	
C1-S09	09	1	1150 Quail Gardens Dr	Leucadia	Echter Property	2546121200	21.5	9.9	Non-Vacant	1			606,076	SP-3	3	30	--	--	SP-3, R-30 OL	30	296	--	--	ER-AG	0.1	1	--	--	ER-AG, R-30 OL	30	296	--	--
C3-S10	10	3	Null	Cardiff	Previously Site C5, but not analyzed in 2016 PEIR Site C5; Strawberry Fields Parcel	2612100100	16.9	9.9	Non-Vacant	1			3,880	RR-2	2	20	--	--	RR-2, R-30 OL	30	296	--	--	RR-2	2	20	--	--	RR-2, R-30 OL	30	296	--	--
C4-S11	11	4	El Camino Real	New Encinitas	El Camino Real South Parcel	2621601400	2.3	1.9	Non-Vacant	0			43,765	R-3	3	6	--	--	R-3, R-30 OL	30	58	--	--	R-3	3	6	--	--	R-3, R-30 OL	30	58	--	--
C2-S12	12	2	630 Encinitas Blvd	Old Encinitas	Sunshine Gardens Parcel	2581309700	2.0	2.0	Non-Vacant	0			2,536	OP	--	--	0.75	66,647	OP, R-30 OL	30	61	0.75	66,647	OP	--	--	0.75	66,647	OP, R-30 OL	30	61	0.75	66,647
	12	2	Encinitas Blvd	Old Encinitas	Sunshine Gardens Parcel	2581309800	1.4	1.4	Non-Vacant	0			4,313	OP	--	--	0.75	44,105	OP, R-30 OL	30	41	0.75	44,105	OP	--	--	0.75	44,105	OP, R-30 OL	30	41	0.75	44,105
C4-S06	06	4	El Camino Real	New Encinitas	Armstrong Parcels (Armstrong)	2574702400	1.9	1.1	Vacant	0			0	GC	--	--	1	46,174	GC, R-30 OL	30	32	1	46,174	GC	--	--	1	46,174	GC, R-30 OL	30	32	1	46,174
	06	4	El Camino Real	New Encinitas	Armstrong Parcels (Armstrong Nursery II Parcel)	2574702300	1.9	1.9	Non-Vacant	0			5,421	GC	--	--	1	81,457	GC, R-30 OL	30	56	1	81,457	GC	--	--	1	81,457	GC, R-30 OL	30	56	1	81,457
C5-S08	08	5	2220 Encinitas Blvd	Olivenhain	Rancho Santa Fe Sites (Gaffney/Goodsen)	2592312800	3.9	3.6	Non-Vacant	1			8,061	RR-2	2	7	--	--	RR-2, R-30 OL	30	107	--	--	RR-2	2	7	--	--	RR-2, R-30 OL	30	107	--	--
	08	5	2230 Encinitas Blvd	Olivenhain	Rancho Santa Fe Sites (Gaffney/Goodsen)	2592313000	0.5	0.5	Non-Vacant	1			3,082	RR-2	2	1	--	--	RR-2, R-30 OL	30	16	--	--	RR-2	2	1	--	--	RR-2, R-30 OL	30	16	--	--
	08	5	2228 Encinitas Blvd	Olivenhain	Rancho Santa Fe Sites (Gaffney/Goodsen)	2592313100	0.5	0.5	Non-Vacant	1			3,297	RR-2	2	1	--	--	RR-2, R-30 OL	30	14	--	--	RR-2	2	1	--	--	RR-2, R-30 OL	30	14	--	--
	08	5	Rancho Santa Fe Dr	Olivenhain	2016 PEIR Site O-6 (excluded other 3 Site 08 parcels); Rancho Santa Fe Sites (Gaffney/Goodsen)	2592313200	1.8	1.5	Vacant	0			0	RR-2	2	3	--	--	RR-2, R-30 OL	30	44	--	--	RR-2	2	3	--	--	RR-2, R-30 OL	30	44	--	--
C4-SAD06	AD06	4	337 N El Camino Real	New Encinitas	Michaels/Big Lots Property	2570623300	1.2	1.2	Non-Vacant	0			14,243	GC	--	--	1	53,143	GC, R-30 OL	30	37	1	53,143	GC	--	--	1	53,143	GC, R-30 OL	30	37	1	53,143
	AD06	4	335 N El Camino Real	New Encinitas	Michaels/Big Lots Property	2570623400	2.2	1.2	Non-Vacant	0			22,535	GC	--	--	1	53,143	GC, R-30 OL	30	37	1	53,143	GC	--	--	1	53,143	GC, R-30 OL	30	37	1	53,143
	AD06	4	333 N El Camino Real	New Encinitas	Michaels/Big Lots Property	2570623500	3.6	3.0	Non-Vacant	0			35,104	GC	--	--	1	131,987	GC, R-30 OL	30	91	1	131,987	GC	--	--	1	131,987	GC, R-30 OL	30	91	1	131,987
	AD06	4	331 N El Camino Real	New Encinitas	Michaels/Big Lots Property	2570623600	0.8	0.8	Non-Vacant	0			5,290	GC	--	--	1	33,977	GC, R-30 OL	30	23	1	33,977	GC	--	--	1	33,977	GC, R-30 OL	30	23	1	33,977
C2-SAD09	AD09	2	1050 Regal Road	Old Encinitas	Seacoast Church	2582411000	4.4	4.4	Non-Vacant	0			22,930	R-11	11	48	0.6	--	R-11, R-30 OL	30	132	0.6	--	R-11	11	48	--	--	R-11, R-30 OL	30	132	--	--
C1-SAD07	AD07	1	1900 N Highway 101	Leucadia	Dewitt Property	2160410600	0.8	0.8	Non-Vacant	0			4,574	GC	--	--	1	34,848	GC, R-30 OL	30	24	1	34,848	N-CRM-1 (N101SP)	25	20	1	34,848	N-CRM-1 (N101SP), R-30 OL	30	24	1	34,848
C1-SAD08	AD08	1	1967 N Vulcan Ave	Leucadia	Vulcan & La Costa Site	2160520100	2.0	2.0	Non-Vacant	1	0	0	8,650	R-3	3	6	--	--	R-3, R-30 OL	30	60	--	--	N-R3 (N101SP)	3	6	--	--	N-R3 (N101SP), R-30 OL	30	60	--	--
17						36	111.2	83.1		7	0	0	793,757			191			831,016		2,494		831,016				183		831,016		2,494		831,016

2,303	0
GP PROP : GP EXIS DELTA	
2,487	-793,757
GP PROP : EXIS OTG DELTA	

CEQA PROJECT: 2,494 DU

2,312	0
ZONING PROP : ZONING EXIS DELTA	
2,487	-793,757
ZONING PROP : EXIS OTG DELTA	

2016 PEIR TABLES 3-5 & 3-7, MMUP	
3,261	1,610,066