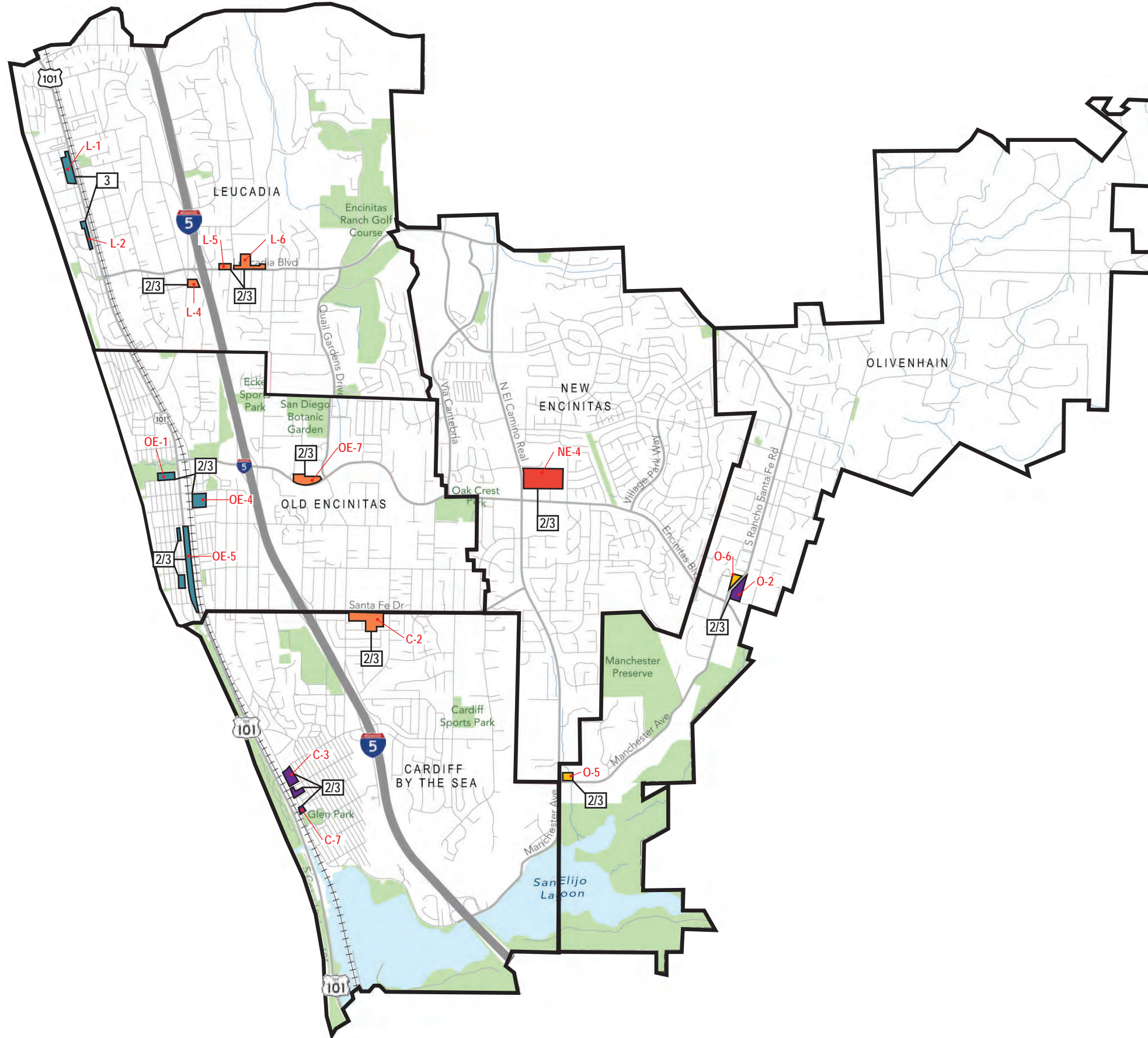


**Attachment A:
Sites Inventory**

READY-MADE: MIXED USE PLACES AS MODIFIED ON FEB. 5, 2015



- MAIN STREET/MIXED USE - SMALL SITE
- NEIGHBORHOOD CENTER/MIXED USE - LARGE SITE
- VILLAGE CENTER MIXED USE - MEDIUM SITE
- RESIDENTIAL INFILL - MEDIUM TO LARGE SITE
- RESIDENTIAL INFILL - SMALL SITE
- 2/3 2 & 3-STORIES
- 3 3-STORIES



Viable Housing Site Summary

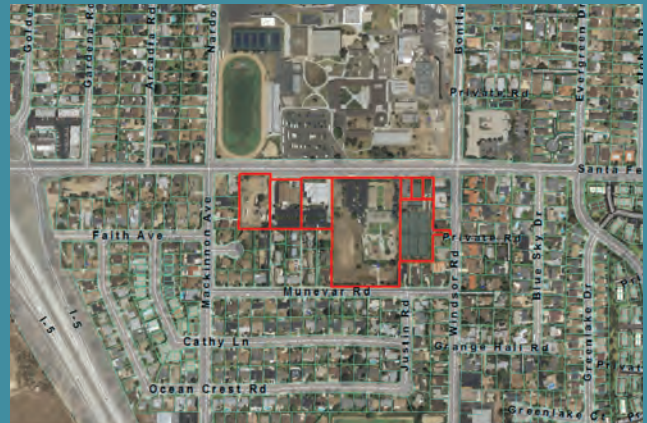
C-2

Profile for Cardiff - Site #2

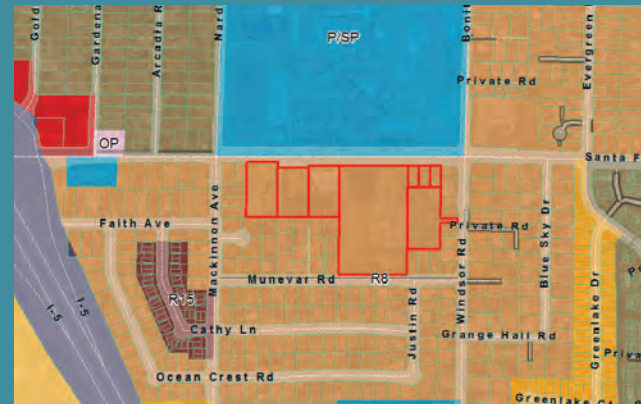
What you need to know about this site

- Address Location: 735 - 875 Santa Fe Dr.
- Assessor Parcel Numbers:
260-131-02, 41, and 42; and 260-132-23, 19 and 03 to 05
- Study Area Size: 8 parcels with 10.1 gross acres
- Topography: Flat
- Zoning: Residential-8 (R-8), which allows up to 8 units per acre
- Site Description: The study area consists of a church, tennis club, vacant lot and one, single-family residence. The study area is located along a local, two-lane roadway.
- Year Constructed: The home was built in the 1930s, which has since been remodeled. Other improvements in the study area were made in the 1960s, 1970s and 1980s.
- Site amenities and/or proximity:
 - Adjacent to the nearest public school;
 - Two blocks away from commercial goods and services;
 - Over a 1/4 mile to the Encinitas Community Park;
 - Adjacent to transit (bus service route 304 to San Marcos)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



Eastbound view of Santa Fe Dr.



View of 719 Santa Fe Dr.



View from San Dieguito Academy



Westbound view of Rancho Santa Fe Rd.



Viable Housing Site Summary

C-3

Profile for Cardiff - Site #3

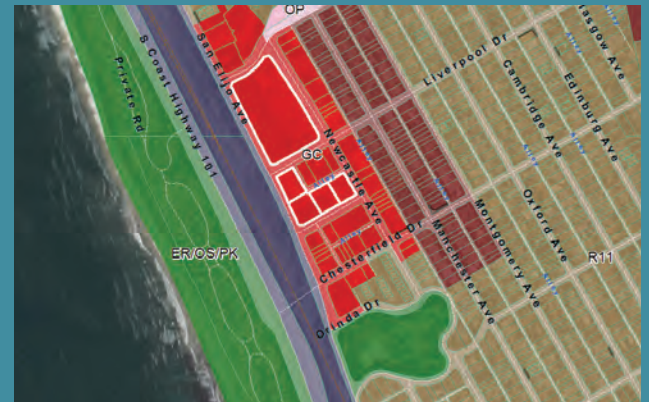
What you need to know about this site

- Address Location: 102 - 154 Aberdeen Dr. and 2011 - 2121 San Elijo Ave.
- Assessor Parcel Numbers: 260-370-26; and 261-031-20, and 23 to 25
- Study Area Size: 5 parcel with 4.8 gross acres
- Topography: Generally flat with minor slope on the edges
- Zoning: General Commercial (GC), which allows a wide range of retailing, shopping and service activities
- Site Description: The study area, also known as Cardiff Town Center, comprises of a neighborhood village center with retail, restaurants and shopping. The study area is located along a local, two-lane roadway.
- Year Constructed: Mid-1980s and remodeled since
- Site amenities and/or proximity:
 - More than a 1/4 mile to the nearest public school;
 - On the same site as commercial goods and services;
 - Three blocks to the nearest park (Glen Park);
 - Three blocks away from transit (bus service route 101 to Oceanside)

Location Aerial Map and Site



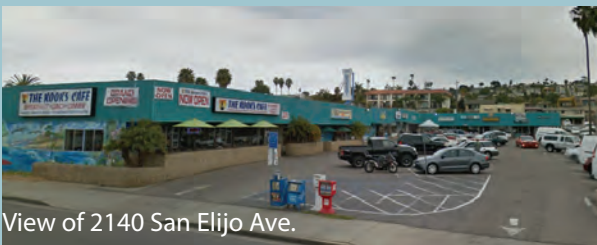
Existing Land Use Map and Site



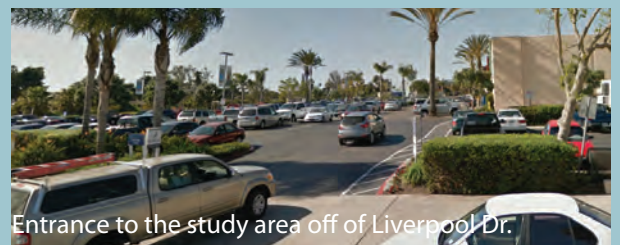
Street view images



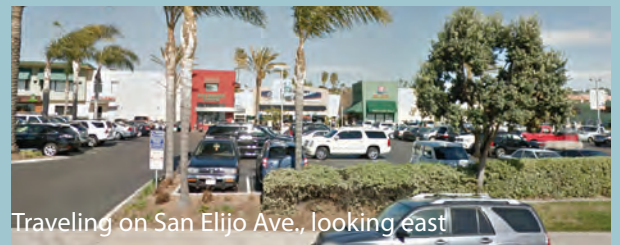
Northbound view of San Elijo Ave.



View of 2140 San Elijo Ave.



Entrance to the study area off of Liverpool Dr.



Traveling on San Elijo Ave., looking east



Viable Housing Site Summary

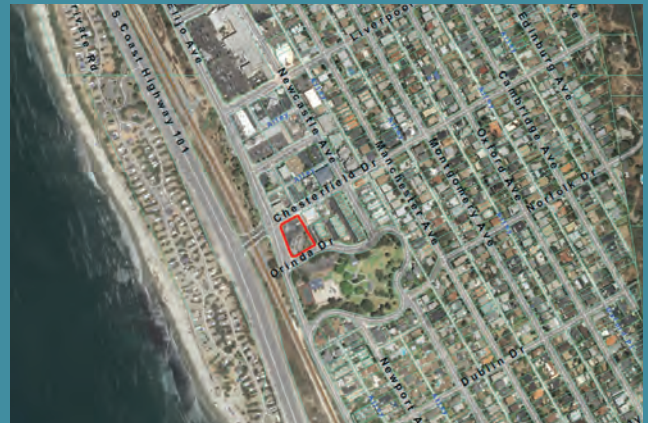
C-7

Profile for Cardiff - Site #7

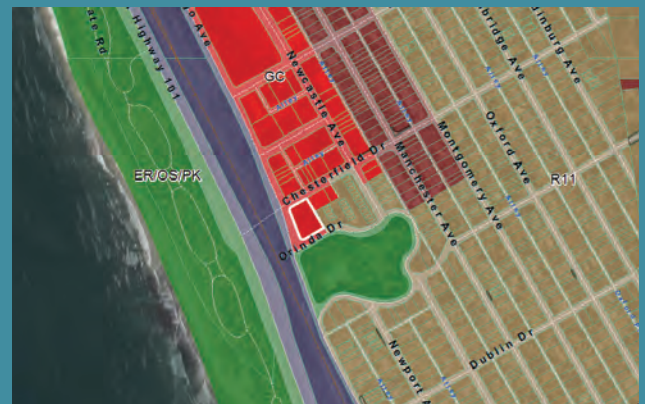
What you need to know about this site

- Address Location: 2211 San Elijo Ave.
- Assessor Parcel Number:
261-042-09
- Study Area Size: 1 parcel with 0.54 gross acres
- Topography: Relatively flat
- Zoning: General Commercial (GC), which allows a wide range of retailing, shopping and service activities
- Site Description: The study area consists of a gas station. The study area is located along a local, two-lane roadway.
- Year Constructed: Mid-1980s
- Site amenities and/or proximity:
 - About a 1/4 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - Adjacent to the nearest park (Glen Park);
 - Two blocks to transit (bus service route 101 to Oceanside)

Location Aerial Map and Site



Existing Land Use Map and Site



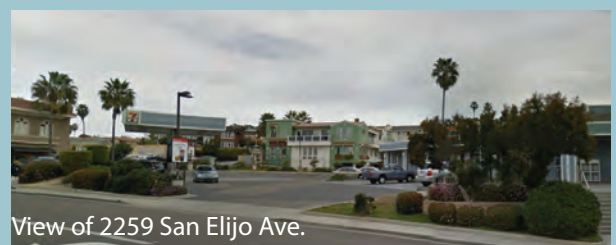
Street view images



Traveling on Chesterfield Dr., looking south



View from Chesterfield Dr./San Elijo Ave. intersection



View of 2259 San Elijo Ave.



Southbound view of San Elijo Ave.



Viable Housing Site Summary

Profile for Leucadia - Site #1

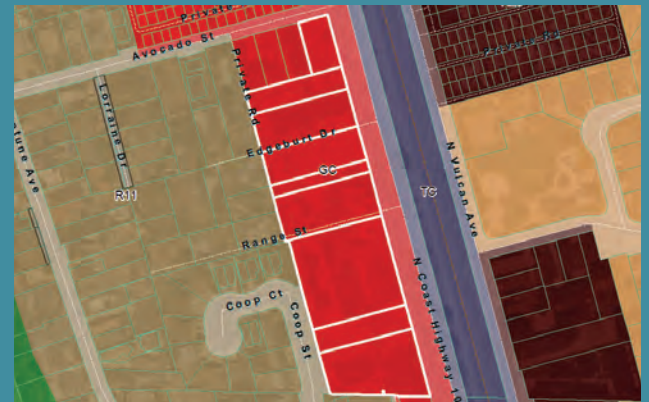
What you need to know about this site

- Address Location: 1444 – 1578 N. Coast Hwy 101
- Assessor Parcel Numbers:
254-054-52, 53, 55, 64, 66, 67, 74, 77 and 78
- Study Area Size: 9 parcels with 5.19 gross acres
- Topography: Flat
- Zoning: Mixed Use (NCRM-1), which allows a wide range of commercial retailing, office and service activities and residential uses (up to 25 dwelling units per acre)
- Site Description: The study area comprises of specialty retail, motel, vacant land, and six, single-family homes and is located along a major, four-lane roadway (being processed for potential streetscape redesign)
- Year Constructed: Mid-1940s, 1950s and early 1990s
- Site amenities and/or proximity:
 - About 1 and a 1/4 miles to the nearest public school;
 - On the same site as commercial goods and services;
 - Three blocks to the beach and about a 1/2 mile to Leucadia Roadside Park. Leucadia Oaks Park is technically one block away, but has no direct legal access;
 - Adjacent to transit (bus service route 101 to Oceanside)

Location Aerial Map and Site



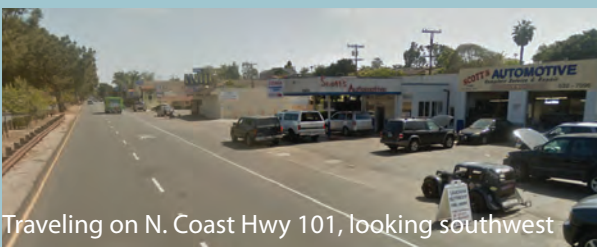
Existing Land Use Map and Site



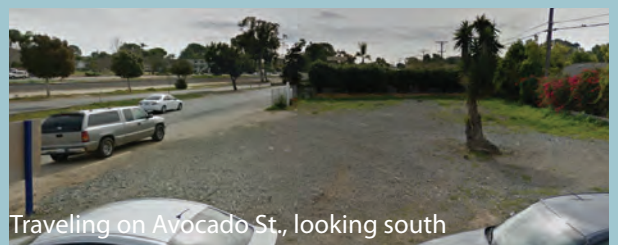
Street view images



View of 1444 N. Coast Hwy 101



Traveling on N. Coast Hwy 101, looking southwest



Traveling on Avocado St., looking south



View of 1488 N. Coast Hwy 101



Viable Housing Site Summary

I-2

Profile for Leucadia - Site #2

What you need to know about this site

- Address Location: 1034 – 1160 N. Coast Hwy 101
- Assessor Parcel Numbers:
254-242-13 to 15 and 28; and 254-292-23 and 15
- Study Area Size: 6 parcels with 2.1 gross acres
- Topography: Flat
- Zoning: Mixed Use (NCRM-1), which allows a wide range of commercial retailing, office and service activities and residential uses (up to 25 dwelling units per acre)
- Site Description: The study area comprises of main street specialty retail. The study area is located along a major, four-lane roadway (being processed for potential streetscape redesign).
- Year Constructed: Early 1950s and late 1970s
- Site amenities and/or proximity:
 - Just over a 3/4 mile to the nearest public school;
 - On the same site as commercial goods and services;
 - Three blocks to the beach and three blocks to Leucadia Roadside Park;
 - Adjacent to transit (bus service route 101 to Oceanside)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



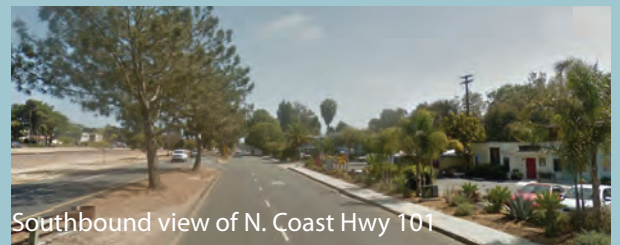
View from Glaucus St./N. Coast Hwy 101



View of 1076 N. Coast Hwy 101



View of 1114 N. Coast Hwy 101



Southbound view of N. Coast Hwy 101



Viable Housing Site Summary

L-4

Profile for Leucadia - Site #4

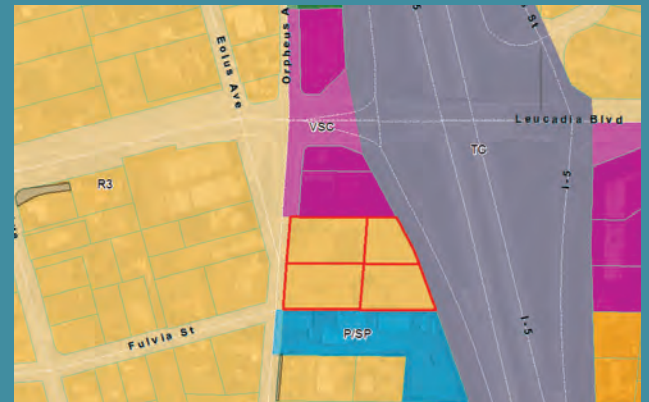
What you need to know about this site

- Address Location: 825 – 837 Orpheus Ave.
- Assessor Parcel Numbers:
256-121-03 to 06
- Study Area Size: 4 parcels with 1.8 gross acres (1.7 net)
- Topography: Flat
- Zoning: Residential-3 (R-3), which allows three units per acre
- Site Description: The study area is vacant and located along a local, two-lane roadway (adjacent to the I-5 Freeway)
- Year Constructed: N/A
- Site amenities and/or proximity:
 - More than a 1/4 mile to the nearest public school;
 - One block to commercial goods and services;
 - Just over a 1/4 mile to Orpheus Park;
 - More than a 1/2 mile to transit (bus service route 304 to San Marcos)

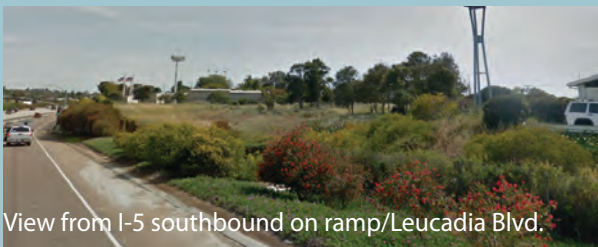
Location Aerial Map and Site



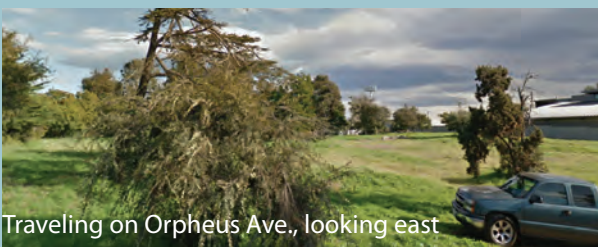
Existing Land Use Map and Site



Street view images



View from I-5 southbound on ramp/Leucadia Blvd.



Traveling on Orpheus Ave., looking east



View from Orpheus Ave./Fulvia St. intersection



Southbound view of Orpheus Ave.



Viable Housing Site Summary

1-5

Profile for Leucadia - Site #5

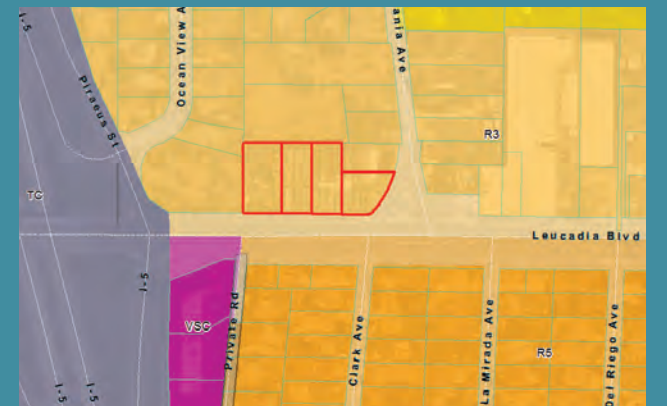
What you need to know about this site

- Address Location: 912 - 938 Leucadia Blvd.
- Assessor Parcel Numbers:
254-363-32, 33, 35 and 36
- Study Area Size: 4 parcels with 1.5 gross acres
- Topography: Flat buildable pads with light slope
- Zoning: Residential-3 (R-3) allowing three units per acre
- Site Description: The study area consists of one, single-family residence and greenhouses. The study area is located along a major, four-lane roadway.
- Year Constructed: The home was built in the 1940s which has since been remodeled
- Site amenities and/or proximity:
 - More than a 3/4 mile to the nearest public school;
 - About three blocks to commercial goods and services;
 - Just under 1 mile to the nearest park (YMCA and Paul Ecke Sports Park);
 - About a 1/4 mile to transit (bus service route 309 to Oceanside)

Location Aerial Map and Site



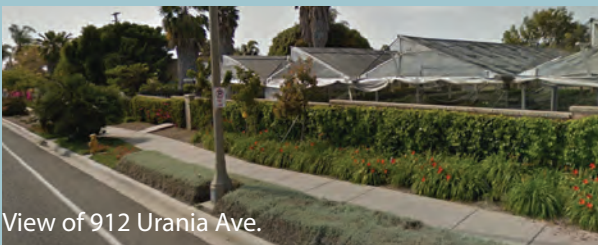
Existing Land Use Map and Site



Street view images



Westbound view of Leucadia Blvd.



View of 912 Urania Ave.



Traveling on Leucadia Blvd., looking east



View from Leucadia Blvd./Urania Ave.



Viable Housing Site Summary

L-6

Profile for Leucadia - Site #6

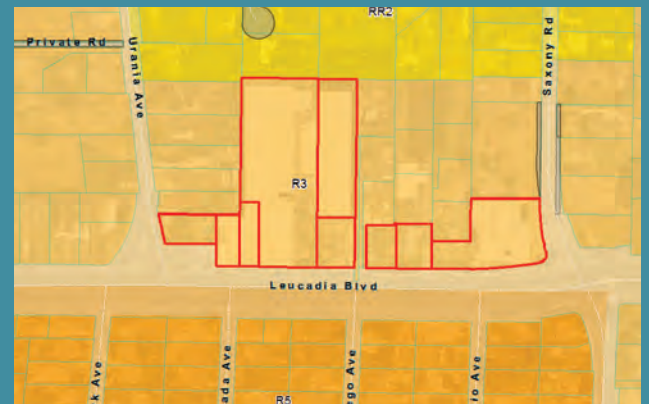
What you need to know about this site

- Address Location: 917 Urania Ave. and 750 - 842 Leucadia Blvd.
- Assessor Parcel Numbers: 254-362-10, 12 to 15, 46, 72, 74 and 85
- Study Area Size: 9 parcels with 5.2 gross acres
- Topography: Generally flat with some minor slopes
- Zoning: Residential-3 (R-3) allowing up to three units per acre
- Site Description: The study area consists of four, single-family homes and greenhouses. The study area is located on a local, two-lane roadway.
- Year Constructed: 1940s, 1950s and 1960s
- Site amenities and/or proximity:
 - Just over a 3/4 mile to the nearest public school;
 - Under a 1/2 mile to commercial goods and services;
 - Just over a 3/4 mile to the nearest park (YMCA and Paul Ecke Sports Park);
 - Under a 1/4 to transit (bus service route 309 to Oceanside)

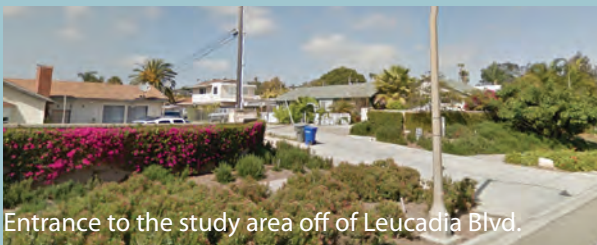
Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



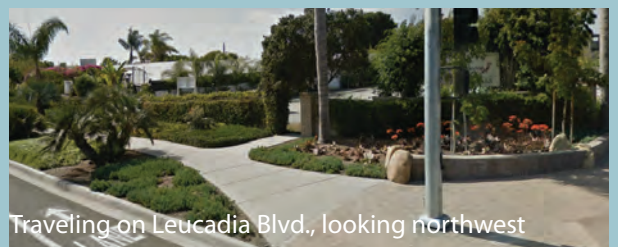
Entrance to the study area off of Leucadia Blvd.



Traveling on Leucadia Blvd., looking north



Westbound view of Leucadia Blvd.



Traveling on Leucadia Blvd., looking northwest



Viable Housing Site Summary

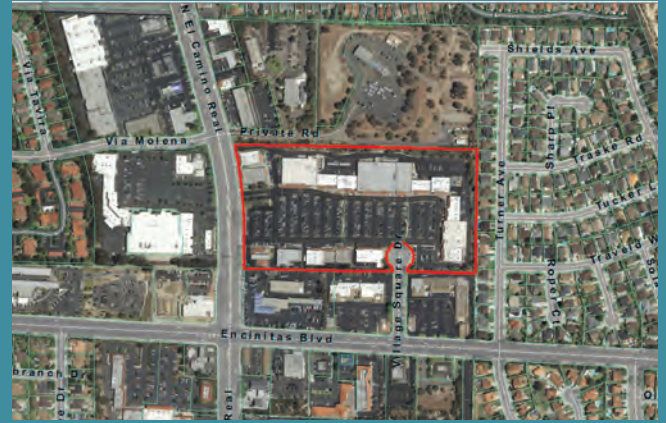
NE-4

Profile for New Encinitas - Site #4

What you need to know about this site

- Address Location: 105-131 N. El Camino Real
- Assessor Parcel Number:
259-121-24
- Study Area Size: 1 parcel with 17.6 gross acres
- Topography: A flat buildable pad with minor slopes on the edges of the property
- Zoning: General Commercial (GC), which allows a wide range of retailing, shopping and service activities
- Site Description: The study area is a neighborhood commercial center and comprises of banks, grocery stores, offices, convenience stores and restaurants. The study area is located along a prime arterial roadway.
- Year Constructed: Early 1980s
- Site amenities and/or proximity:
 - About a 3/4 mile to the nearest public school;
 - On the same site as commercial goods and services;
 - Less than a 1/2 mile to Oakcrest Park;
 - Adjacent to transit (bus service route 304 to San Marcos and 309 to Oceanside)

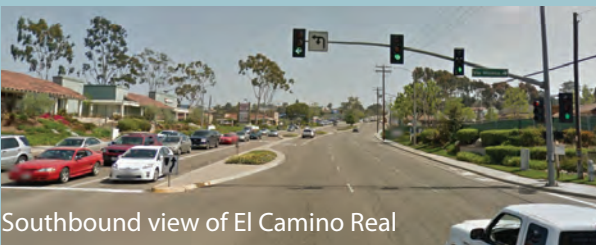
Location Aerial Map and Site



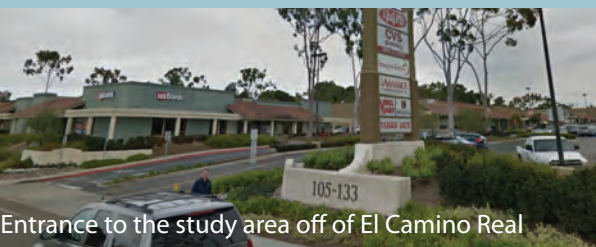
Existing Land Use Map and Site



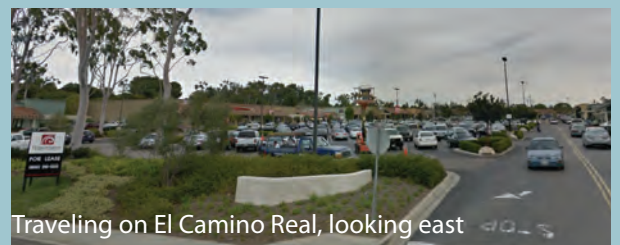
Street view images



Southbound view of El Camino Real



Entrance to the study area off of El Camino Real



Traveling on El Camino Real, looking east



Northbound view of El Camino Real



Viable Housing Site Summary

O-2

Profile for Olivenhain - Site #2

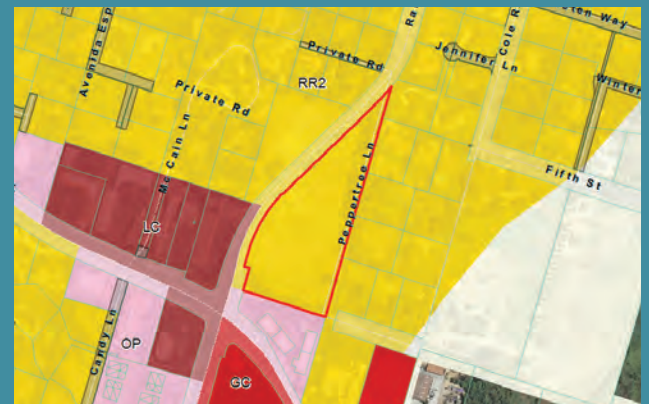
What you need to know about this site

- Address Location: N/A, near 101 Rancho Santa Fe Rd.
- Assessor Parcel Number:
259-221-57
- Study Area Size: 1 parcel with 4.8 gross acres (4.7 net)
- Topography: Generally flat with some minor slope (10-25%) on the north property line
- Zoning: Rural Residential-2 (RR-2) allowing two units per acre
- Site Description: The study area is vacant and located along a local collector, two-lane roadway.
- Year Constructed: N/A
- Site amenities and/or proximity:
 - Over a 3/4 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - Over a 3/4 mile to nearest park (Wiro Park)
 - Adjacent to limited transit (bus service route 304 alt. to San Marcos)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



Northbound view of Rancho Santa Fe Rd.



Traveling on Rancho Santa Fe Rd., looking east



Entrance to the study area off of Rancho Santa Fe Rd.



Southbound view of Rancho Santa Fe Rd.



Viable Housing Site Summary

0-5

Profile for Olivenhain - Site #5

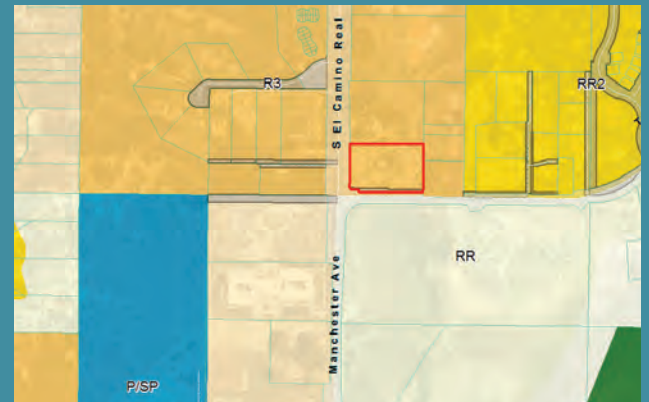
What you need to know about this site

- Address Location: 3615 Manchester Ave.
- Assessor Parcel Number:
262-062-13
- Study Area Size: 1 parcel with 2.2 gross acres (2.1 net)
- Topography: Relatively flat
- Zoning: Rural Residential-3 (RR-3) allowing up to three units per acre
- Site Description: The study area consists of one single-family residence and is located on a prime arterial roadway. It also fronts a local collector, two-lane roadway.
- Year Constructed: 1905 with substantial improvements made since
- Site amenities and/or proximity:
 - Over 1 and a 3/4 miles to the nearest public school;
 - Over 1 and a 1/2 miles to commercial goods and services;
 - Two blocks to the San Elijo Lagoon Ecological Reserve and supporting trail system
 - About 1 and a 1/2 miles to nearest transit

Location Aerial Map and Site



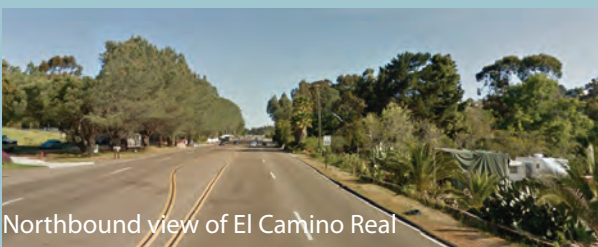
Existing Land Use Map and Site



Street view images



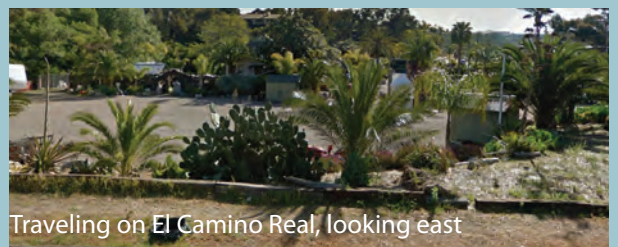
View from El Camino Real/Manchester Ave. intersection



Northbound view of El Camino Real



Westbound view of Rancho Santa Fe Rd.



Traveling on El Camino Real, looking east



Viable Housing Site Summary

O-6

Profile for Olivenhain - Site #6

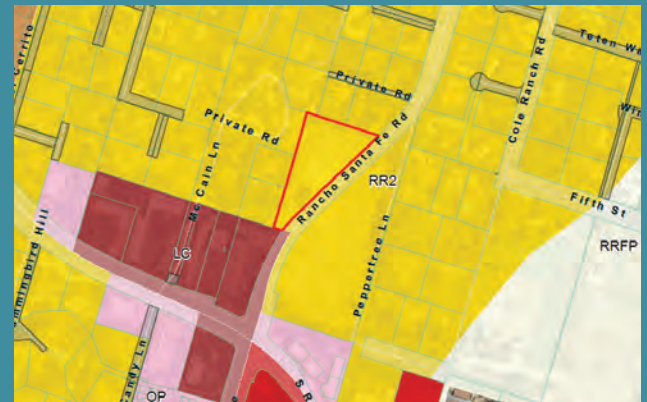
What you need to know about this site

- Address Location: N/A, near 2240 Encinitas Blvd.
- Assessor Parcel Numbers:
259-231-32
- Study Area Size: 1 parcel with 1.7 gross acres (1.5 net)
- Topography: Rolling 10-25% slope throughout
- Zoning: Rural Residential-2 (RR-2) allowing two units per acre
- Site Description: The study area is vacant and located along a local collector, two-lane roadway.
- Year Constructed: N/A
- Site amenities and/or proximity:
 - Over a 3/4 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - Over a 3/4 mile to nearest park (Wiro Park)
 - Adjacent to limited transit (bus service route 304 alt. to San Marcos)

Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



Northbound view of Rancho Santa Fe Rd.



Southbound view of Rancho Santa Fe Rd.



Traveling on Rancho Santa Fe Rd., looking west



Traveling on Rancho Santa Fe Rd., looking northwest



Viable Housing Site Summary

OE-1

Profile for Old Encinitas - Site #1

What you need to know about this site

- Address Location: 345 – 369 Third St. and 364 -371 C St.
- Assessor Parcel Numbers:
258-052-04 to 07 and 12; and 258-035-06 and 07
- Study Area Size: 7 parcels with 2.3 gross acres (1.75 net)
- Topography: Generally flat with some minor slope on the north property line
- Zoning: Visitor Serving Commercial (D-VSC), which allows commercial activities and residential uses (up to 18 dwelling units per acre)
- Site Description: The study area, located on the north end of downtown, comprises of some light industrial uses and five homes. The study area is located along a major, four-lane roadway and also accessed by local, two-lane roads.
- Year Constructed: most improvements in the 1970s, with homes in the 1930s and 1940s, which have since been remodeled or redeveloped.
- Site amenities and/or proximity:
 - Just over a 1/2 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - Adjacent to Moonlight Beach;
 - Adjacent to transit (bus service route 101 to Oceanside) and two blocks to rail station

Location Aerial Map and Site



Existing Land Use Map and Site



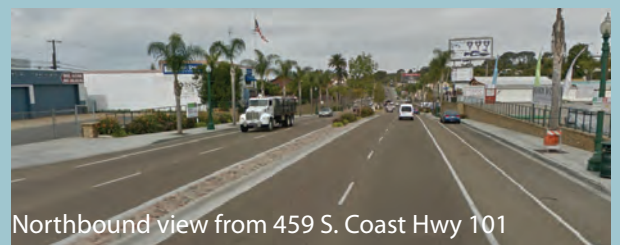
Street view images



View from Second St./C St. intersection



View from 402 Second St.



Northbound view from 459 S. Coast Hwy 101



Southbound view from S. Coast Hwy 101



Viable Housing Site Summary OF-4

Profile for Old Encinitas - Site #4

What you need to know about this site

- Address Location: 505 S. Vulcan Ave.
- Assessor Parcel Number:
258-090-43
- Study Area Size: 1 parcel with 4.38 gross acres (4 net)
- Topography: Flat buildable pad with substantial slopes on the west and east
- Zoning: Civic Center, which allows activities performed by public agencies
- Site Description: The study area, also known as the Encinitas Civic Center, comprises of City Hall. The study area is located along a local two-lane roadway adjacent to the bus transfer facility.
- Year Constructed: 1970s and substantially rehabbed in early 90s.
- Site amenities and/or proximity:
 - Just over a 3/4 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - Adjacent to Day View Park and about a 1/4 mile from Moonlight Beach;
 - Adjacent to transit (bus transfer facility and rail station)

Location Aerial Map and Site



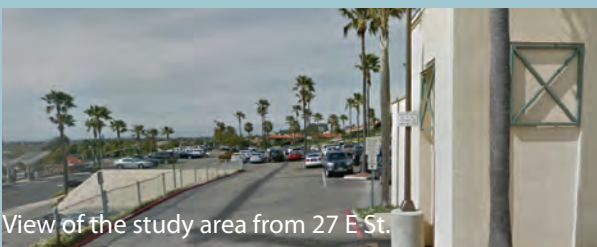
Existing Land Use Map and Site



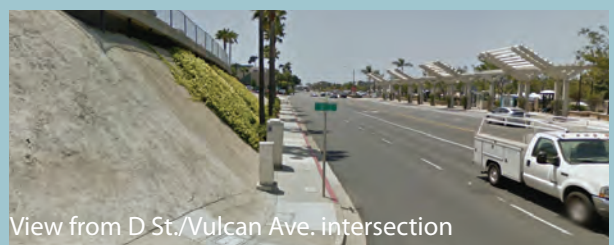
Street view images



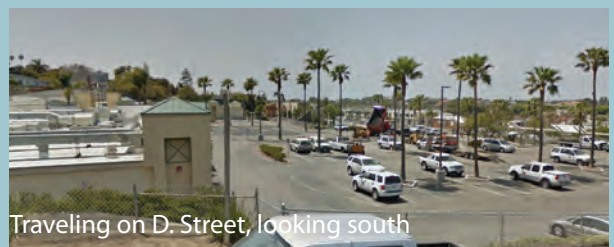
View from E St./Vulcan Ave. intersection



View of the study area from 27 E St.



View from D St./Vulcan Ave. intersection



Traveling on D. Street, looking south



Viable Housing Site Summary

OE-5

Profile for Old Encinitas - Site #5

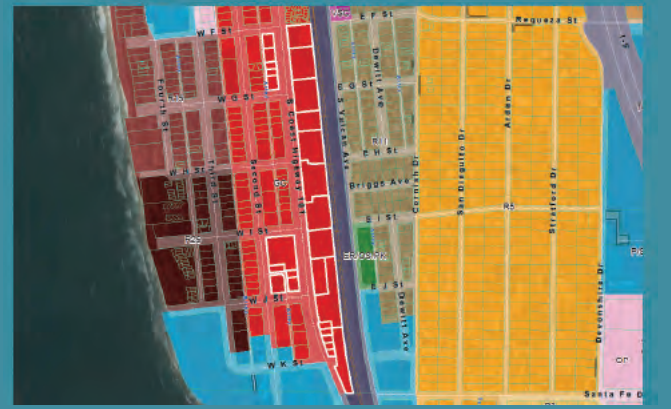
What you need to know about this site

- Address Location: 701 – 1205 S. Coast Hwy 101
- Assessor Parcel Numbers:
258-163-01 to 05; 258-190-13 to 20; 258-312-03 to 07, 09, 15 and 16; and 258-317-02, 03, 05, 07 and 08
- Study Area Size: 26 parcels with 11.15 gross acres
- Topography: Flat
- Zoning: General Commercial Mixed Use (D-CM1), which allows a wide range of retailing and service activities, as well as residential uses (no density or dwelling units per acre maximum)
- Site Description: The study area, also known as Main Steet, comprises of a convenience stores, restaurants, specialty retailers, etc.
- Year Constructed: Mostly in the 50s, 60s, 70s and 80s
- Site amenities and/or proximity:
 - About 1 mile to the nearest public school;
 - On the same site as commercial goods and services;
 - About four blocks to Moonlight Beach and four blocks to Day View Park;
 - Adjacent to transit (bus transfer facility and rail service)

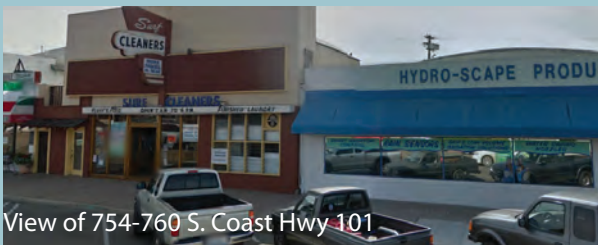
Location Aerial Map and Site



Existing Land Use Map and Site



Street view images



View of 754-760 S. Coast Hwy 101



Traveling on 101 S. Coast Hwy 101, looking southeast



Southbound view of S. Coast Hwy 101



Northbound view of S. Coast Hwy 101



Viable Housing Site Summary

OE-7

Profile for Old Encinitas - Site #7

What you need to know about this site

- Address Location: 696 Encinitas Blvd.
- Assessor Parcel Numbers:
258-111-16; and 258-130-34, 45 and 81
- Study Area Size: 4 parcels with 4.88 gross acres (4.5 net)
- Topography: Some flat areas with light slope (10-25%) and moderate (25-40%) slope on the south property line
- Zoning: Office Professional (OP), which allows a wide range of office based activities
- Site Description: The study area comprises of one, single-family residence and level pad where a former coffee kiosk operated. The rest of the study area is vacant. The study area is located along a prime arterial roadway.
- Year Constructed: Mid-1950s
- Site amenities and/or proximity:
 - Less than a 1/2 mile to the nearest public school;
 - Adjacent to commercial goods and services;
 - Less than a 1/2 mile from the YMCA and Paul Ecke Sports Park;
 - Adjacent to transit (bus service route 309 to Oceanside)

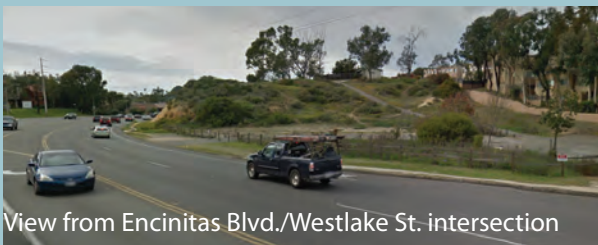
Location Aerial Map and Site



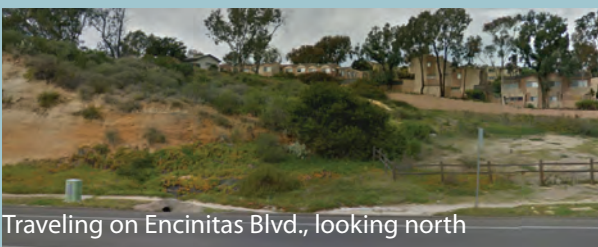
Existing Land Use Map and Site



Street view images



View from Encinitas Blvd./Westlake St. intersection



Traveling on Encinitas Blvd., looking north



View of the study area from 479 Encinitas Blvd.



Eastbound view of Encinitas Blvd.

Ready Made Land Use Strategy – Conceptual Viable Housing Sites Inventory (DRAFT)

New Zoning/Type Legend: MSMU = Mainstreet Mixed Use Neighborhood Prototype
 VCMU = Village Center Mixed Use Neighborhood Prototype
 NCMU = Neighborhood Commercial Mixed Use Neighborhood Prototype
 RI = Residential Infill Neighborhood Prototype (Small, Medium, or Large)

Viability Housing Site ID	APN	Address	Existing Zone /GP	New Zoning /Type	Parcel Acreage	Net Acreage for Inventory	Existing Units	Maximum Cap. @ 30 Units per Acre	Potential Cap. @ 25 Units per acre	Parcel Specific Comments
C-2	2601310200	735 SANTA FE DR	R8/R8	RI	1.1700	1.10	1	32	26	Built in 1935. Home has a 0.0 improvement to value ratio.
	2601321900	875 SANTA FE DR	R8/R8		1.4300	1.40	0	42	35	Vacant/tennis club. Property owner has expressed interest. Common ownership with 2601320400, 2601320500, and 2601320300.
	2601320400	SANTA FE DR	R8/R8		0.1600	0.10	0	3	2	Vacant. Property owner has expressed interest. Common ownership with 2601321900.
	2601320500	SANTA FE DR	R8/R8		0.1500	0.10	0	3	2	Site has a 1.0 improvement to land value ratio. Common ownership with 2601321900.
	2601314100	777 SANTA FE DR	R8/R8		1.0500	0.50	0	15	12	Site has a 2.8 improvement to land value ratio. This is a relatively high. However, given the building location on the site, there is capacity on the remaining portion of the site (which is about ½ acre) to add housing.
	2601322300	846 MUNEVAR RD	R8/R8		4.8700	0.00	0	0	0	Church onsite, with a 3.2 improvement to land value ratio. Fellowship has requested to be excluded and the site is not viable in the near-term.
	2601314200	SANTA FE DR	R8/R8		1.1700	1.00	0	30	25	Institutional and office use.
	2601320300	SANTA FE DR	R8/R8		0.1700	0.10	0	0	2	Vacant. Property owner has expressed interest. Common ownership with 2601321900.
					4.30			125	104	8 parcels – 5 owners
C-3	2610312000	148 ABERDEEN DR	CSP/GC	VCMU	0.3200	0.32	0	9	8	Uses are operating. 0.4 improvement to land value ratio.
	2610312400	112 ABERDEEN DR	CSP/GC		0.3600	0.36	0	10	9	Uses are operating. Built in 1959, the site has a 0.6 improvement to land value ratio.

	2610312300	102 ABERDEEN DR	CSP/GC		0.4400	0.44	0	13	11	Uses are operating. 1959, 0.4 ratio.
	2610312500	2103 SAN ELIJO AVE	CSP/GC		0.3500	0.35	0	10	8	Uses are operating. 1.69 improvement to land value ratio.
	2603702600	2011 SAN ELIJO AVE	CSP/GC		3.4800	1.95	0	58	48	Built in 1984 with a large area devoted to surface parking. The site's uses are operating and successful with a 1.8 improvement value ratio on the property. Developer interest has been expressed. The net area of the parcel has been adjusted to show only the viable area for redevelopment.
						3.42		100	84 (42)	5 parcels – 4 owners
C-7	2610420900	2211 SAN ELIJO AVE	CSP/GC	VCMU	0.5500	0.55	0	16	13	Gas station in operation and built in 1986. Site has 0.4 improvement to land value ratio. Refer to Appendix E for recent project experience and suitability assumptions.
						0.55		16	13 (6)	1 parcel – 1 owner
	2540546700	1578 HWY 101	101SP/ GC		0.2600	0.25	0	7	6	Built in 1934, with a 0.0 improvement to land value. Use is marginal or discontinued.
	2540546400	1542 N HWY 101	101SP/ GC		0.6100	0.60	2	16	13	Use is marginal with a 0.25 improvement to land value ratio. Commercial use has been discontinued.
	2540545500	1508 N HWY 101	101SP/ GC		0.7000	0.70	0	21	17	Use is marginal or discontinued, with excessive junk storage on site and a 0.26 improvement to land value ratio
	2540545300	1528 N HWY 101	101SP/ GC		0.5500	0.55	0	16	13	Vacant.
L-1	2540547400	1524 N HWY 101	101SP/ GC	MSMU	0.2000	0.20	1	5	4	Built in 1927 and rehabilitated since, the home has a 0.0 improvement to land value ratio.
	2540545200	1560 N HWY 101	101SP/ GC		0.3500	0.35	1	9	7	Built in 1947 and rehabilitated since, the home has a 0.4 improvement to land value ratio.
	2540546600	1466 N COAST	101SP/ GC		0.3700	0.37	0	11	9	Commercial structure was built in 1945. Use is marginal. 0.1 improvement to land value ratio.
	2540547700	1444 N COAST	101SP/ GC		0.8100	0.81	0	24	20	Commercial structure was built in 1991. Use is operating. 0.8 improvement to land value ratio.
	2540547800	1488 N HWY 101	101SP/ GC		1.3800	1.38	2	39	22	Homes have a 0.2 improvement to land value ratio. Substantial unimproved areas on this parcel.
						5.21		148	111 (55)	9 parcels – 6 owners

L-2	2542422800	PHOEBE ST	101SP/ GC	MSMU	0.2900	0.29	0	8	7	No assessed value. Developer interest has been expressed. Common ownership with 2542421400.
	2542421400	1144 N HWY 101	101SP/ GC		0.1500	0.15	0	4	3	2.5 improvement to land value ratio. Developer interest has been expressed. Although improvement value is high, the parcel has common ownership with two other parcels that have little or no assessed value (parcels 2542422800 and 2542421500) which spreads out the value.
	2542421500	1160 N HWY 101	101SP/ GC		0.2400	0.24	0	7	6	0.2 improvement to land value ratio. Developer interest has been expressed.
	2542921500	1038 N HWY 101	101SP/ GC		0.2300	0.23	0	6	5	0.3 improvement to land value ratio. Developer interest has been expressed. Common ownership with 2542421400.
	2542922300	1076 N COAST	101SP/ GC		0.7500	0.75	0	22	18	Built in 1978 and has a 0.4 improvement to land value ratio. Developer interest has been expressed.
	2542421300	1114 N HWY 101	101SP/ GC		0.4900	0.49	0	14	12	Built in 1950 as an auto-strip commercial development, and has a 0.1 improvement to land value ratio. Developer interest has been expressed.
							2.15		61	51 (25)
L-4	2561210500	ORPHEUS AVE	R3/R3	RI	0.4500	0.45	0	13	11	Vacant.
	2561210600	ORPHEUS AVE	R3/R3		0.5500	0.55	0	16	14	Vacant.
	2561210300	ORPHEUS AVE	R3/R3		0.5600	0.56	0	16	14	Vacant.
	2561210400	ORPHEUS AVE	R3/R3		0.3300	0.33	0	9	8	Vacant.
					1.89		54	47	4 parcels – 1 owner	
L-5	2543633600	938 URANIA AVE	R3/R3	RI	0.4600	0.46	1	12	11	Home was built in 1945 and has a 0.5 improvement to land value ratio.
	2543633300	URANIA AVE	R3/R3		0.3400	0.34	0	10	9	0.8 improvement to land value ratio.
	2543633200		R3/R3		0.3300	0.33	0	10	8	No assessed value.
	2543633500	912 URANIA AVE	R3/R3		0.5600	0.56	0	16	14	No assessed value.
					1.69		48	41	4 parcels – 1 owner	
L-6	2543624500	LEUCADIA BLVD	R3/R3	RI	0.8200	0.82	0	24	20	Site has greenhouses and a .3 improvement to land value ratio.
	2543621400	782 LEUCADIA BLVD	R3/R3		2.0700	2.07	0	62	51	Site has greenhouses and a 0.7 improvement to land value ratio.

	2543624600	796 LEUCADIA BLVD	R3/R3		0.3800	0.38	1	10	9	Home was built in 1943 (older home) and has a 1.7 improvement to land value ratio. Parcel is marginalized and appears to be in disrepair.
	2543627400	830 LEUCADIA BLVD	R3/R3		0.2500	0.00	1	0	0	Home was built in 2002 and has a 0.6 improvement to land value ratio. Not viable for near-term development.
	2543621200		R3/R3		0.2400	0.24	0	7	6	Greenhouse.
	2543627200	806 LEUCADIA BLVD	R3/R3		0.1900	0.00	1	0	0	Home built in 2002. Not viable for near-term development.
	2543621300	764 LEUCADIA BLVD	R3/R3		0.2300	0.23	0	6	5	1950. No value. Greenhouses.
	2543628500	840 LEUCADIA BLVD	R3/R3		1.0200	1.02	0	30	26	Site has no assessed value. Greenhouse operations.
	2543621000	917 URANIA AVE	R3/R3		0.2500	0.00	1	0	0	Home was built in 1960 and has a 2.2 improvement to land value. Property owners are not interested in redevelopment. No viable.
						4.76		139	117	9 parcels – 6 owners; however out of the sites included with near-term capacity analysis there are 6 parcels and 3 owners.
NE-4	2591212400	105 EL CAMINO REAL	GC/GC	NCMU	18.9400	15.90	0	477	397	Site was developed in 1981 and uses are predominately occupied. Some tenant vacancies can be observed on occasion. Site has a 5.0 improvement to value ratio; however, there is a field of surface parking and developer interest has been expressed. The portion of the center that is successful has been backed out of the acreage and associated capacity assumptions.
						15.90		567	397 (198)	1 parcel – 1 owner. Please refer to Appendix E for regional experience and suitability analysis for large shopping centers recycling to accommodate housing.
O-2	2592215700	RANCHO SANTA FE RD	RR2/RR2	VCMU	4.8000	4.80	0	144	120	Vacant.
						4.80		144	120 (60)	1 parcel – 1 owner
O-5	2620621300	3615 MANCHESTER AVE	R3/R3	RI	2.1700	1.60	1	48	40	Home built in 1905 with modifications over time. 0.0 improvement to land value ratio. Projected capacity accounts for 50-foot setback from creek on easterly property line.

						1.60		48	40	1 parcel – 1 owner
O-6	2592313200	RANCHO SANTA FE RD	RR/RR	RI	1.7500	1.50	0	45	37	Vacant. Projected capacity assumption accounts for some slope on site.
						1.50		45	37	1 parcel – 1 owner
OE-1	2580350600	COAST HWY UNIT 101	DESP/ VSC	MSMU	0.0300	0.03	0	1	0	Vacant. Common ownership prevails in this study area.
	2580350700	371 2ND ST	DESP/ VSC		1.2500	1.20	1	35	29	0.1 improvement to land value. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
	2580521200	364 2ND ST	DESP/ VSC		0.6400	0.64	0	19	16	Built in 1970. The use is marginal. 1.3 improvement to land value. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
	2580520600	353 3RD ST	DESP/ VSC		0.1100	0.0	2	0	0	Homes built in 1970, with subsequent improvements to increase value. Developer interest has been expressed. 2.5 improvement to land value. Located within a regional Smart Growth Opportunity Area. Site is not viable given improvement value on the property and existing unit count. This parcel has been taken out due to the sites profile and because title is under separate ownership.
	2580520400	369 3RD ST	DESP/ VSC		0.1200	0.12	1	2	2	Home originally built in 1930 with subsequent improvements. Has a 0.1 improvement to land value. Developer interest has been expressed. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
	2580520500	363 3RD ST	DESP/ VSC		0.1100	0.0	1	0	0	Built in 1935 with recent improvements. Has a high improvement to land value ratio (8.1). Developer interest has been expressed. Site is not viable given improvement value on the property and existing unit count. This parcel has been taken out due to the sites profile and because title is under separate ownership.

	2580520700	345 3RD ST	DESP/ VSC		0.1100	0.11	0	3	3	Built in 1941, with a 0.0 improvement to land value ratio. Developer interest has been expressed. Located within a regional Smart Growth Opportunity Area. Common ownership prevails in this study area.
						2.31		60	50 (25)	7 parcels – 3 owners; however out of the sites included with near-term capacity analysis there are 5 parcels and 1 owner.
OE-4	2580904300	505 S VULCAN AVE	DESP/ PSP	MSMU	5.2100	4.00	0	120	100	Portion of site with library excluded. City owned. Located within a regional Smart Growth Opportunity Area.
						4.00		120	100 (50)	City-owned.
OE-5	2583170300	1060 1ST ST	DESP/GC	MSMU	0.1900	0.19	0	5	4	Site has a 0.3 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583170200	1038 S COAST HWY	DESP/GC		0.1000	0.10	0	3	3	Use is operating. Site has a 0.8 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901700	851 S COAST HWY UNIT 101	DESP/GC		0.5500	0.55	0	16	13	Built in 1985, it has a 0.7 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581630500	790 1ST ST	DESP/GC		0.1900	0.19	0	5	4	Use is marginal. Built in 1969, site has .1 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581630400	766 1ST ST	DESP/GC		0.0900	0.09	0	3	2	Use is operating, but marginal in activity. Built in 1945 with 0.5 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581630300	760 1ST ST	DESP/GC		0.1000	0.10	0	3	3	Use is operating, but marginal in activity. Site has a 0.6 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581630200	750 1ST ST	DESP/GC		0.1900	0.19	0	5	4	Use is operating, but marginal in activity. Structure was built in 1946 and has a .2 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.

			DESP/GC							Use is operating, but marginal in activity. Built in 1968 with a 0.0 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581630100	710 S COAST			0.1800	0.18	0	5	4	
	2583170700	2ND ST	DESP/GC		0.1200	0.12	0	3	3	Vacant.
	2583170500	2ND ST	DESP/GC		0.2800	0.28	0	8	7	Vacant.
	2581901600	897 S HWY 101 COAST 102	DESP/GC		0.9300	0.93	0	27	22	Use is operating. Built in 1983 and has a 1.0 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901800	765 S COAST	DESP/GC		0.9000	0.90	0	27	22	Use is operating. 1984 with a 0.6 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901300	1031 1ST ST	DESP/GC		0.8100	0.81	0	24	20	Use is operating. 1984 with a 0.3 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901400	967 1ST ST	DESP/GC		0.9000	0.90	0	27	22	Use is operating. 1983 with a 1.1 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583120900	1049 1ST ST	DESP/GC		0.6200	0.62	0	18	16	Use is operating. Built in 1950 with a 0.2 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581902000	701 S COAST	DESP/GC		0.6500	0.65	0	19	16	Use is operating. 1984 with a 2.4 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901500	937 S COAST	DESP/GC		1.0500	1.00	0	30	25	1983 with a 1.6 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2581901900	745 1ST ST	DESP/GC		0.9000	0.90	0	27	23	Use is operating. 1984 with a 0.9 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583170800	1010 S COAST	DESP/GC		1.0400	1.00	0	30	25	Use is operating. 1970 with a 0.6 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.

	2583121600	1105 S COAST HWY	DESP/GC		1.2500	1.25	0	37	31	Use is operating. 2.0 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583120300		DESP/GC		0.1000	0.10	0	3	3	Vacant, with surface parking.
	2583120400	1131 S COAST	DESP/GC		0.0900	0.09	0	2	2	0.1 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583120500		DESP/GC		0.0800	0.08	0	2	2	
	2583120600	1151 1ST ST	DESP/GC		0.0700	0.07	0	2	1	Use is marginal with regular turnover. 1971 with a 0.2 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583120700	1163 N HWY 101	DESP/GC		0.0500	0.05	0	1	1	Use is marginal. 1949 with a 0.2 improvement to land value ratio. Located within a regional Smart Growth Opportunity Area.
	2583121500	1ST ST	DESP/GC		0.8300	0.83	0	24	20	Vacant.
						12.17		356	298 (149)	26 parcels – 12 owners
OE-7	2581111600	ENCINITAS BLVD	OP/OP	RI	2.3300	2.10	0	63	52	Vacant. Developer interest has been expressed.
	2581308100	550 ENCINITAS BLVD	OP/OP		1.4000	1.40	0	39	32	Vacant. Developer interest has been expressed.
	2581303400	696 ENCINITAS BLVD	OP/OP		0.8000	0.80	1	24	20	House built in 1951, with a 0.1 improvement to land value ratio. Developer interest has been expressed.
	2581304500	QUAIL GARDENS DR	OP/OP		0.4800	0.20	0	9	7	Vacant. Developer interest has been expressed.
					4.50		135	111	4 parcels – 1 owner	

Ready Made Land Use Strategy

Total Gross Acres – 84.59

Total Net Acres – 70.75

Sites Inventory Maximum Capacity – 2,166

Realistic Potential Yield – 1,107 (which accounts for the loss of existing housing stock on applicable parcels)