



City of Encinitas
HOUSING ELEMENT SITES ANALYSIS



Presented by:
Kimley»Horn
Expect More. Experience Better.

Agenda

- Review of Overall Yield
- Discussion of Identified Parcels
- In Depth Look at Individual Parcels (if necessary)

Sites Reviewed

- **Vacant Sites:** Completely free of development



Sites Reviewed

- **Heavily Underutilized Sites:** Contain temporary structures or vacant dwellings

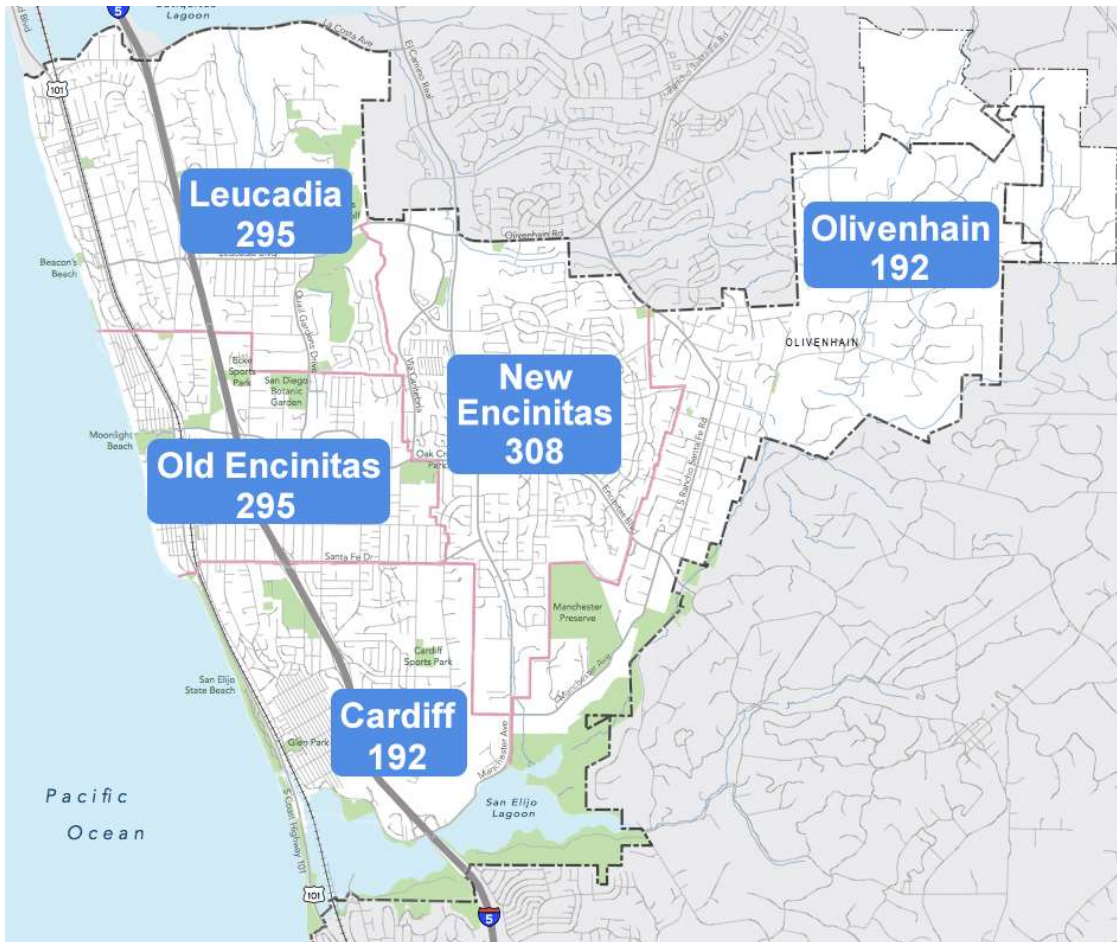


Sites Reviewed

- **Developed:** Contain existing development. This section includes “opportunity” parcels submitted by property owners with interest in developing them as housing



City of Encinitas Area Divisions



SOURCE: eTOWN HALL, Peak Democracy

Sites Overview

Parcel Type	# of Parcels	# of Units (30 DU/AC)
Vacant	33	3475
Underutilized	12	1380
Developed	126	2503
TOTAL:	171	7358

Parcel Area	# of Parcels	# of Units (30 DU/AC)
Leucadia	70	663
New Encinitas	21	2569
Old Encinitas	48	1407
Cardiff by the Sea	20	2059
Olivenhain	12	660
TOTAL:	171	7358

Leucadia



Parcel Type	# of Parcels	# of Units (30 DU/AC)
Vacant	10	501
Heavily Underutilized	0	0
Developed	60	162
TOTAL:	70	663

Leucadia - Vacant

- **Address:** 1528 N HWY 101
- **APN:** 2540545300
- **Zoning:** Com/Res Mixed 1 (N101SP)
- **Size:** 0.54 AC
- **Unit Yield:** 16 DU
- **Notes:**
 - Measure T Site



Leucadia - Vacant

- **Address:** Piraeus St
- **APN:** 2541440100
- **Zoning:** Rural Residential 2
- **Size:** 6.93 AC
- **Unit Yield:** 207 DU
- **Notes:**
 - Steep Topography



Leucadia - Vacant

- **Address:** Saxony Rd
- **APN:** 2543521400,
2543521500
- **Zoning:** Rural Residential 2
- **Combined Size:** 1.58 AC
- **Combined Unit Yield:** 47 DU
- **Notes:**
 - Steep Topography



Leucadia - Vacant

- **Address:** Normandy Rd
- **APN:** 2543522100
- **Zoning:** Rural Residential 2
- **Size:** 2.71 AC
- **Unit Yield:** 81 DU
- **Notes:**
 - No notes



Leucadia - Vacant

- **Address:** Orpheus Ave
- **APN:** 2561210300,
2561210400, 2561210500,
2561210600
- **Zoning:** Rural Residential 2
- **Combined Size:** 1.88 AC
- **Combined Unit Yield:** 56 DU
- **Notes:**
 - No notes

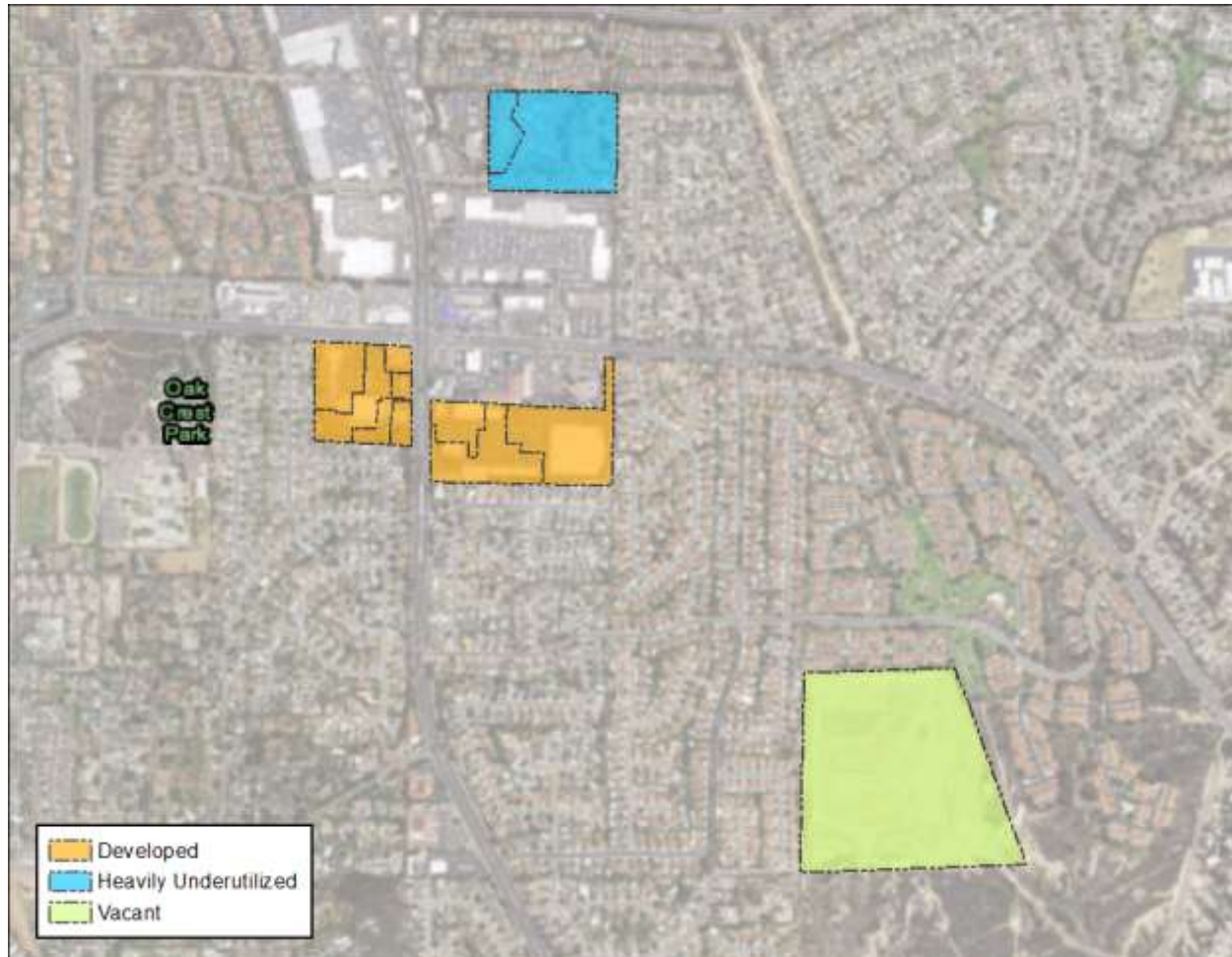


Leucadia - Vacant

- **Address:** 634 Quail Gardens Ln
- **APN:** 2570111700
- **Zoning:** Rural Residential 1
- **Size:** 3.99 AC
- **Unit Yield:** 119 DU
- **Notes:**
 - No notes



New Encinitas



Parcel Type	# of Parcels	# of Units (30 DU/AC)
Vacant	2	1188
Heavily Underutilized	2	374
Developed	17	1007
TOTAL:	21	2569

New Encinitas



Parcel Type	# of Parcels	# of Units (30 DU/AC)
Vacant	2	1188
Heavily Underutilized	2	374
Developed	17	1007
TOTAL:	21	2569

New Encinitas - Vacant

- **Address:** El Camino Real
- **APN:** 2574702400
- **Zoning:** General Commercial
- **Size:** 1.92 AC
- **Unit Yield:** 57 DU
- **Notes:**
 - Interested Owner



New Encinitas - Vacant

- **Address:** N/A
- **APN:** 2592223700
- **Zoning:** General Commercial
- **Size:** 37.70 AC
- **Unit Yield:** 1131 DU
- **Notes:**
 - Old Dump Site



New Encinitas - Underutilized

- **Address:** 135 El Camino Real
- **APN:** 2591213600,
2591213700, 7601654100,
7601654400
- **Zoning:** Public/Semi-Public
- **Combined Size:** 12.50 AC
- **Combined Unit Yield:** 375 DU
- **Notes:**
 - Burns Property



Old Encinitas



Parcel Type	# of Parcels	# of Units (30 DU/AC)
Vacant	15	707
Heavily Underutilized	1	30
Developed	32	670
TOTAL:	48	1407

Old Encinitas - Vacant and Underutilized

- **Address:** 696 Encinitas Blvd, 550 Encinitas Blvd, Quail Gardens Dr
- **APN:** 2581111600, 2581303400, 2581304500, 2581308100
- **Zoning:** Office Professional
- **Combined Size:** 4.94 AC
- **Combined Unit Yield:** 147 DU
- **Notes:**
 - Measure T Sites
 - Steep Topography



Old Encinitas - Vacant

- **Address:** Ocean View Ave
- **APN:** 2563133400
- **Zoning:** Residential 3
- **Size:** 2.99 AC
- **Unit Yield:** 89 DU
- **Notes:**
 - Steep Topography



Old Encinitas - Vacant

- **Address:** 195 Quail Gardens Dr, 185 Quail Gardens Dr, Quail Gardens Dr. Encinitas Blvd
- **APN:** 2570203600, 2570203700, 2581308000, 2581308200, 2581308600, 2581309300, 2581309400
- **Zoning:** Residential 3
- **Combined Size:** 11.08 AC
- **Combined Unit Yield:** 322 DU
- **Notes:**
 - No notes



Old Encinitas - Vacant

- **Address:** 501 Ocean Bluff Way, Camino El Dorado
- **APN:** 2581412300, 2581412400, 2581412500
- **Zoning:** Residential 3
- **Combined Size:** 3.40 AC
- **Combined Unit Yield:** 102 DU
- **Notes:**
 - No notes



Old Encinitas - Vacant

- **Address:** Dewitt Ave
- **APN:** 2583240700
- **Zoning:** Public/Semi-Public
- **Combined Size:** 3.04 AC
- **Combined Unit Yield:** 91 DU
- **Notes:**
 - No notes



Old Encinitas - Developed

- **Address:** 630 Encinitas Blvd
- **APN:** 2581309700
- **Zoning:** Office Professional
- **Combined Size:** 2.04 AC
- **Combined Unit Yield:** 61 DU
- **Notes:**
 - No notes



Old Encinitas - Developed

- **Address:** Encinitas Blvd
- **APN:** 2581309800
- **Zoning:** Office Professional
- **Combined Size:** 1.35 AC
- **Combined Unit Yield:** 40 DU
- **Notes:**
 - Interested Owner



Cardiff by the Sea



Parcel Type	# of Parcels	# of Units (30 DU/AC)
Vacant	3	731
Heavily Underutilized	9	976
Developed	8	352
TOTAL:	20	2059

Cardiff by the Sea - Vacant

- **Address:** Cornish Dr
- **APN:** 2600100600
- **Zoning:** Public/Semi-Public
- **Size:** 2.01 AC
- **Unit Yield:** 60 DU
- **Notes:**
 - No notes



Cardiff by the Sea - Vacant

- **Address:** Cornish Dr
- **APN:** 2600530400
- **Zoning:** Public/Semi-Public
- **Size:** 3.73 AC
- **Unit Yield:** 112 DU
- **Notes:**
 - No notes



Cardiff by the Sea - Vacant

- **Address:** 3107 Manchester Ave
- **APN:** 2612102000
- **Zoning:** Rural Residential 2
- **Size:** 18.66 AC
- **Unit Yield:** 559 DU
- **Notes:**
 - No notes



Cardiff by the Sea - Underutilized

- **Address:** 2951 Manchester Ave, 2955 Manchester Ave
- **APN:** 2612003700, 2612003800, 2612003900
- **Zoning:** Residential 11
- **Combined Size:** 1.67 AC
- **Combined Unit Yield:** 50 DU
- **Notes:**
 - Interested Owner



Cardiff by the Sea - Underutilized

- **Address:** 3505 Manchester Ave, 3459 Manchester Ave
- **APN:** 2611506100, 2611506400
- **Zoning:** Rural Residential 1
- **Combined Size:** 4.86 AC
- **Combined Unit Yield:** 145 DU
- **Notes:**
 - Measure T Site



Cardiff by the Sea - Underutilized

- **Address:** Summit Cove Ln
- **APN:** 2600733100
- **Zoning:** Residential 3
- **Size:** 5.26 AC
- **Unit Yield:** 157 DU
- **Notes:**
 - No notes



Cardiff by the Sea - Underutilized

- **Address:** 1231 Birmingham Dr,
1832 Westview Dr
- **APN:** 2604302000,
2604307600
- **Zoning:** Rural Residential 1
- **Combined Size:** 5.26 AC
- **Combined Unit Yield:** 158 DU
- **Notes:**
 - No notes



Cardiff by the Sea - Underutilized

- **Address:** Manchester Ave
- **APN:** 2612100100
- **Zoning:** Rural Residential 2
- **Size:** 16.15 AC
- **Unit Yield:** 484 DU
- **Notes:**
 - No notes



Olivenhain (West of Rancho Santa Fe Road)



Parcel Type	# of Parcels	# of Units (30 DU/AC)
Vacant	3	348
Heavily Underutilized	0	0
Developed	9	312
TOTAL:	12	660

Olivenhain - Vacant

- **Address:** Rancho Santa Fe Rd
- **APN:** 2592313200
- **Zoning:** Rural Residential 2
- **Size:** 1.71 AC
- **Unit Yield:** 51 DU
- **Notes:**
 - Steep Topography
 - Measure T Site



Olivenhain - Vacant

- **Address:** Rancho Santa Fe Rd
- **APN:** 2592215700
- **Zoning:** Rural Residential 2
- **Size:** 4.73 AC
- **Unit Yield:** 141 DU
- **Notes:**
 - No Notes



Olivenhain - Vacant

- **Address:** 3616 Manchester Ave
- **APN:** 2620732400
- **Zoning:** Rural Residential
- **Size:** 5.20 AC
- **Unit Yield:** 156 DU
- **Notes:**
 - Measure T Site



Olivenhain - Developed

- **Address:** 2240 Encinitas Blvd
- **APN:** 2592316400
- **Zoning:** Local Commercial
- **Size:** 1.18 AC
- **Unit Yield:** 35 DU
- **Notes:**
 - Interested Property Owner
 - 7-11 Site



In Depth Look (via GIS App)

- For each parcel:
 - APN
 - Address (if available)
 - Size (Acres)
 - Unit Yield (Individual and combined)
 - Zoning
 - Notes: Geographic barriers, previous uses (if relevant)

APN	Address	Status	ThrtyRD	APNJoin	Joined_Yield	Joined_AC	Individual Yield	Individual AC	Community	Geographic Features	Zoning	Measure T or Owner Interest
2540222700	1604 & 1624 N HWY	Developed		48 2540222700	48	1.63		19	0.65 Leucadia		Corn/Res Mixed 1 (N101SP)	Measure T
2540545300	1528 N HWY 101	Vacant		16 2540545300	16	0.54		16	0.54 Leucadia		Corn/Res Mixed 1 (N101SP)	Measure T
2540545500	1508 N HWY 101	Developed		21 2540545500	21	0.71		21	0.71 Leucadia		Corn/Res Mixed 1 (N101SP)	Measure T
2540546400	1542, 1546, & 1556 N HWY 101	Developed		17 2540546400	17	0.60		17	0.60 Leucadia		Corn/Res Mixed 1 (N101SP)	Measure T
2540547600	COAST HWY	Developed		25 2540547700	25	0.84		0	0.00 Leucadia		Corn/Res Mixed 1 (N101SP)	Measure T
2540547700	1444 N COAST	Developed		0 2540547700	25	0.84		25	0.84 Leucadia		Corn/Res Mixed 1 (N101SP)	Measure T
2540547800	1488 N HWY 101	Developed		41 2540547800	41	1.38		41	1.38 Leucadia		Corn/Res Mixed 1 (N101SP)	Measure T
2540600400	1766 N HWY 101	Developed		17 2540600400	17	0.58		17	0.58 Leucadia		Corn/Res Mixed 1 (N101SP)	Measure T
2541440100	PIRAEUS ST	Vacant		207 2541440100	207	6.93		207	6.93 Leucadia	Steep Topography	Rural Residential 2	
2542922300	1076 N COAST	Developed		22 2542922300	22	0.75		22	0.75 Leucadia		Com. Mixed 1 (N101SP)	
2543521400	SAXONY RD	Vacant		22 2543521400	47	1.58		22	0.75 Leucadia		Rural Residential 2	
2543521500	SAXONY RD	Vacant		24 2543521400	47	1.58		24	0.83 Leucadia		Rural Residential 2	
2543522100	NORMANDY RD	Vacant		81 2543522100	81	2.71		81	2.71 Leucadia		Rural Residential 2	
2561210300	ORPHEUS AVE	Vacant		16 2561210300	56	1.88		16	0.55 Leucadia		Residential 3	
2561210400	ORPHEUS AVE	Vacant		0 2561210300	56	1.88		0	0.31 Leucadia		Residential 3	
2561210500	ORPHEUS AVE	Vacant		0 2561210300	56	1.88		0	0.47 Leucadia		Residential 3	
2561210600	ORPHEUS AVE	Vacant		16 2561210300	56	1.88		16	0.55 Leucadia		Residential 3	
2563133400	OCEAN VIEW AVE	Vacant		89 2563133400	89	2.99		89	2.99 Old Encinitas	Steep Topography	Residential 3	
2570111700	634 QUAIL GARDENS LN	Vacant		119 2570111700	119	3.99		119	9.46 Leucadia		Rural Residential 1	
2570203600	QUAIL GARDENS DR	Vacant		56 2570203600	322	11.08		56	1.87 Old Encinitas		Residential 3	
2570203700	QUAIL GARDENS DR	Vacant		37 2570203600	322	11.08		37	1.27 Old Encinitas		Residential 3	
2574702400	EL CAMINO REAL	Vacant		57 2574702400	57	1.92		57	1.92 New Encinitas		General Commercial	Interested Owner
2575001200	1064 N EL CAMINO	Developed		320 2575005000	320	10.68		26	0.87 New Encinitas		Commercial (ERSP)	Measure T
2575001300	1060 N EL CAMINO	Developed		0 2575005000	320	10.68		46	1.55 New Encinitas		Commercial (ERSP)	Measure T
2575001800	1074 N EL CAMINO	Developed		0 2575005000	320	10.68		32	1.09 New Encinitas		Commercial (ERSP)	Measure T
2575001900	1076 N EL CAMINO	Developed		0 2575005000	320	10.68		35	1.20 New Encinitas		Commercial (ERSP)	Measure T
2575003800	1068 N EL CAMINO	Developed		0 2575005000	320	10.68		19	0.65 New Encinitas		Commercial (ERSP)	Measure T
2575003900	1070 N EL CAMINO	Developed		0 2575005000	320	10.68		0	0.36 New Encinitas		Commercial (ERSP)	Measure T
2575005000	1092 N EL CAMINO	Developed		0 2575005000	320	10.68		84	2.82 New Encinitas		Commercial (ERSP)	Measure T
2575005100	1080 N EL CAMINO	Developed		0 2575005000	320	10.68		40	1.36 New Encinitas		Commercial (ERSP)	Measure T
2580350600	COAST HWY UNIT 101	Developed		38 2580350700	38	1.29		0	0.03 Old Encinitas		Visitor Com. Mixed (DESP)	Measure T
2580350700	371 2ND ST	Developed		0 2580350700	38	1.29		37	1.26 Old Encinitas		Visitor Com. Mixed (DESP)	Measure T
2580360900	315 S COAST HWY 101	Developed		24 2580360900	24	0.82		24	0.82 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2580361700	345 S COAST HWY 101	Developed		24 2580361800	24	0.83		0	0.34 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2580361800	1ST ST	Developed		0 2580361800	24	0.83		0	0.48 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2580521200	364 2ND ST	Developed		19 2580521200	19	0.65		19	0.65 Old Encinitas		Visitor Com. Mixed (DESP)	Measure T
2580904300	505 S VULCAN AVE	Developed		125 2580904300	125	4.19		125	4.19 Old Encinitas		Civic Center (DESP)	Measure T
2581111600	ENCINITAS BLVD	Vacant		66 2581111600	66	2.22		66	2.22 Old Encinitas	Steep Topography	Office Professional	Measure T
2581303400	696 ENCINITAS BLVD	Underutilized		81 2581303400	81	2.72		30	1.02 Old Encinitas	Steep Topography	Office Professional	Measure T
2581304500	QUAIL GARDENS DR	Vacant		0 2581303400	81	2.72		0	0.38 Old Encinitas	Steep Topography	Office Professional	Measure T
2581308000	195 QUAIL GARDENS DR	Vacant		30 2570203600	322	11.08		30	1.00 Old Encinitas		Residential 3	
2581308100	550 ENCINITAS BLVD	Vacant		0 2581303400	81	2.72		39	1.31 Old Encinitas	Steep Topography	Office Professional	Measure T
2581308200	QUAIL GARDENS DR	Vacant		38 2570203600	322	11.08		38	1.28 Old Encinitas		Residential 3	
2581308600	185 QUAIL GARDENS DR	Vacant		67 2570203600	322	11.08		67	2.24 Old Encinitas		Residential 3	
2581309300	ENCINITAS BLVD	Vacant		94 2570203600	322	11.08		94	3.15 Old Encinitas		Residential 3	
2581309400	ENCINITAS BLVD	Vacant		0 2570203600	322	11.08		0	0.27 Old Encinitas		Residential 3	
2581309700	630 ENCINITAS BLVD	Developed		61 2581309700	434	1.92		61	2.04 Old Encinitas		Office Professional	
2581309800	ENCINITAS BLVD	Developed		40 2581309800	40	1.35		40	1.35 Old Encinitas		Office Professional	Interested Owner
2581412300	CAMINO EL DORADO	Vacant		37 2581412300	102	3.40		37	1.25 Old Encinitas		Residential 3	
2581412400	CAMINO EL DORADO	Vacant		35 2581412300	102	3.40		35	1.18 Old Encinitas		Residential 3	
2581412500	501 OCEAN BLUFF WAY	Vacant		28 2581412500	102	3.40		28	0.96 Old Encinitas		Residential 3	
2581611100	687 S COAST HWY 101	Developed		70 2581611100	70	2.36		41	1.39 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2581611200	687 S COAST HWY 101	Developed		0 2581611100	70	2.36		16	0.55 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2581611300	687 S COAST HWY 101	Developed		0 2581611100	70	2.36		0	0.20 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2581611400	25 E E ST	Developed		0 2581611100	70	2.36		0	0.06 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2581611500	687 S COAST HWY 101	Developed		0 2581611100	70	2.36		0	0.15 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2581901300	1031 1ST ST	Developed		24 2581901300	24	0.82		24	0.82 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2581901400	967 1ST ST	Developed		86 2581901500	86	2.89		27	0.91 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2581901500	937 S COAST	Developed		0 2581901500	86	2.89		31	1.05 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2581901600	897 S HWY 101	Developed		0 2581901500	86	2.89		27	0.92 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2581901700	851 S COAST	Developed		16 2581901700	16	0.55		16	0.55 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T
2581901800	765 S COAST	Developed		27 2581901800	27	0.91		27	0.91 Old Encinitas		Commercial Mixed 1 (DESP)	Measure T

2581901900 745 1ST ST	Developed	27	2581901900	27	0.90	27	0.90	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2581902000 701 S COAST	Developed	19	2581902000	19	0.65	19	0.65	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2583120300 S COAST HWY 101	Developed	91	2583121600	91	3.04	0	0.11	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2583120400 1131 S COAST	Developed	0	2583121600	91	3.04	0	0.09	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2583120500 S COAST HWY 101	Developed	0	2583120500	0	0.09	0	0.09	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2583120600 1163 S COAST HWY 101 A	Developed	0	2583121600	91	3.04	0	0.08	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2583120700 1163 S COAST HWY 101 B	Developed	0	2583121600	91	3.04	0	0.07	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2583120900 1049 1ST ST	Developed	0	2583121600	91	3.04	17	0.60	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2583121500 1205 S COAST HWY 101	Developed	0	2583121600	91	3.04	24	0.83	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2583121600 1105 S COAST	Developed	0	2583121600	91	3.04	38	1.27	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2583170700 2ND ST	Developed	34	2583170800	34	1.15	0	0.13	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2583170800 1010 S COAST	Developed	0	2583170800	34	1.15	30	1.02	Old Encinitas	Commercial Mixed 1 (DESP)	Measure T
2583240700 DEWITT AVE	Vacant	91	2583240700	91	3.04	91	3.04	Old Encinitas	Public/Semi-Public	
2591213600 EL CAMINO REAL	Underutilized	62	2591213600	375	12.50	62	2.08	New Encinitas	Public/Semi-Public	
2591213700 135 EL CAMINO REAL	Underutilized	312	2591213600	375	12.50	312	10.42	New Encinitas	Public/Semi-Public	
2592215700 RANCHO SANTA FE RD	Vacant	141	2592215700	141	4.73	141	4.73	Olivenhain	Rural Residential 2	
2592223700 N/A	Vacant	1131	2592223700	1131	37.70	1131	37.70	New Encinitas	Old Dump Site Public/Semi-Public	
2592311700 2146 ENCINITAS BLVD	Developed	27	2592311700	312	10.96	27	0.90	Olivenhain	Local Commercial	Measure T
2592312800 2220 ENCINITAS	Developed	197	2592312800	312	10.96	116	3.88	Olivenhain	Rural Residential 2	Measure T
2592313000 2230 ENCINITAS	Developed	0	2592312800	312	10.96	16	0.56	Olivenhain	Rural Residential 2	Measure T
2592313100 2228 ENCINITAS	Developed	0	2592312800	312	10.96	0	0.45	Olivenhain	Rural Residential 2	Measure T
2592313200 RANCHO SANTA FE RD	Vacant	0	2592312800	51	1.71	51	1.71	Olivenhain	Steep Topography Rural Residential 2	Measure T
2592315100 2122 ENCINITAS BLVD	Developed	28	2592315100	312	10.96	28	0.97	Olivenhain	Local Commercial	Measure T
2592316300 2210 ENCINITAS BLVD	Developed	54	2592316300	312	10.96	54	1.80	Olivenhain	Local Commercial	Measure T
2592316400 2240 ENCINITAS BLVD	Developed	35	2592316400	312	10.96	35	1.18	Olivenhain	Local Commercial	Interested Owner
2592317800 2232 ENCINITAS BLVD	Developed	37	2592317800	312	10.96	18	0.61	Olivenhain	Local Commercial	Measure T
2592317900 2234 ENCINITAS BLVD	Developed	0	2592317800	312	10.96	18	0.63	Olivenhain	Local Commercial	Measure T
2593710100 110 EL CAMINO	Developed	289	2593711200	289	9.65	16	0.55	New Encinitas	General Commercial	Measure T
2593710800 1355 ENCINITAS BLVD	Developed	0	2593711200	289	9.65	20	0.70	New Encinitas	General Commercial	Measure T
2593710900 1343 ENCINITAS BLVD	Developed	0	2593711200	289	9.65	27	0.90	New Encinitas	General Commercial	Measure T
2593711000 1335 ENCINITAS BLVD	Developed	0	2593711200	289	9.65	32	1.08	New Encinitas	General Commercial	Measure T
2593711100 1327 ENCINITAS BLVD	Developed	0	2593711200	289	9.65	94	3.17	New Encinitas	General Commercial	Measure T
2593711200 1271 ENCINITAS BLVD	Developed	0	2593711200	289	9.65	97	3.26	New Encinitas	General Commercial	Measure T
2595502000 141 S EL CAMINO	Developed	440	2595502100	440	14.69	158	5.28	New Encinitas	General Commercial	Measure T
2595502100 201 S EL CAMINO	Developed	0	2595502100	440	14.69	219	7.31	New Encinitas	General Commercial	Measure T
2595502800 145 EL CAMINO	Developed	0	2595502100	440	14.69	62	2.09	New Encinitas	General Commercial	Measure T
2600100600 CORNISH DR	Vacant	60	2600100600	60	2.01	60	2.01	Cardiff	Public/Semi-Public	
2600530400 CORNISH DR	Vacant	112	2600530400	112	3.73	112	3.73	Cardiff	Public/Semi-Public	
2600733100 SUMMIT COVE LN	Underutilized	157	2600733100	157	5.26	157	5.26	Cardiff	Residential 3	
2603702600 2011 SAN ELIJO AVE	Developed	101	2603702600	101	3.37	101	3.37	Cardiff	Gen Commercial 1 (CSP)	Measure T
2604302000 1231 BIRMINGHAM DR	Underutilized	127	2604302000	158	5.26	127	4.26	Cardiff	Rural Residential 1	
2604307600 1832 WESTVIEW DR	Underutilized	30	2604302000	158	5.26	30	1.00	Cardiff	Rural Residential 1	
2606402000 411 SANTA FE DR	Developed	283	2606402800	283	9.44	0	0.51	Cardiff	General Commercial	Measure T
2606402200 439 SANTA FE DR	Developed	0	2606402800	283	9.44	53	1.79	Cardiff	General Commercial	Measure T
2606402500 453 SANTA FE DR	Developed	0	2606402800	283	9.44	17	0.57	Cardiff	General Commercial	Measure T
2606402600 417 SANTA FE DR	Developed	0	2606402800	283	9.44	53	1.79	Cardiff	General Commercial	Measure T
2606402700 415 SANTA FE DR	Developed	0	2606402800	283	9.44	0	0.11	Cardiff	General Commercial	Measure T
2606402800 455 SANTA FE DR	Developed	0	2606402800	283	9.44	128	4.28	Cardiff	General Commercial	Measure T
2606402900 485 SANTA FE DR	Developed	0	2606402800	283	9.44	0	0.38	Cardiff	General Commercial	Measure T
2611506100 3505 MANCHESTER AVE	Underutilized	145	2611506400	145	4.86	70	2.36	Cardiff	Rural Residential 1	Measure T
2611506400 3459 MANCHESTER AVE	Underutilized	0	2611506400	145	4.86	74	2.50	Cardiff	Rural Residential 1	Measure T
2612003700 2951 MANCHESTER AVE	Underutilized	16	2612003700	50	1.67	16	0.54	Cardiff	Residential 11	Interested Owner
2612003800 MANCHESTER AVE	Underutilized	0	2612003700	50	1.67	0	0.50	Cardiff	Residential 11	Interested Owner
2612003900 2955 MANCHESTER AVE	Underutilized	18	2612003700	50	1.67	18	0.63	Cardiff	Residential 11	Interested Owner
2612100100 MANCHESTER AVE	Underutilized	484	2612100100	484	16.15	484	16.15	Cardiff	Rural Residential 2	
2612102000 3107 MANCHESTER AVE	Vacant	559	2612102000	559	18.66	559	18.66	Cardiff	Rural Residential 2	
2620732400 3616 MANCHESTER AVE	Vacant	156	2620732400	156	5.20	156	5.20	Olivenhain	Rural Residential	Measure T
7601654100 135 EL CAMINO REAL	Underutilized	0	2591213600	375	12.50	0	10.42	New Encinitas	Public/Semi-Public	
7601654400 135 EL CAMINO REAL	Underutilized	0	2591213600	375	12.50	0	10.42	New Encinitas	Public/Semi-Public	
7725402001 1624 N HWY 101	Developed	0	2540222700	48	1.63	0	0.04	Leucadia	Com/Res Mixed 1 (N101SP)	Measure T
7725402002 1624 N HWY 101	Developed	0	2540222700	48	1.63	0	0.03	Leucadia	Com/Res Mixed 1 (N101SP)	Measure T
7725402003 1624 N HWY 101	Developed	0	2540222700	48	1.63	0	0.02	Leucadia	Com/Res Mixed 1 (N101SP)	Measure T
7725402004 1624 N HWY 101	Developed	0	2540222700	48	1.63	0	0.02	Leucadia	Com/Res Mixed 1 (N101SP)	Measure T
7725402005 1624 N HWY 101	Developed	0	2540222700	48	1.63	0	0.02	Leucadia	Com/Res Mixed 1 (N101SP)	Measure T

