Appendix H

Candidate Sites Table - “Alternative Candidate Sites” Alterntaive

ENCINITAS HOUSING ELEMENT UPDATE - ENVIRONMENTAL ASSESSMENT
"ALTERNATIVE SITES" ALTERNATIVE MAXIMUM REALISTIC YIELD (MRY)

KEY:	
"TEXT" =	Measure T 2016 PEIR Site & Current Project Site
"TEXT" =	Measure T 2016 PEIR Site & Alternative Site (not Current Project Site)
"TEXT" =	Alternative Site, Added (not Current Project Site)
"TEXT" =	Alternative Site & Current Project Site

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 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	2.00	Vacant	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	6.93	Vacant	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	**9.5**	**8.55**	Vacant	0	0	RR-1	1	9	--	--	**RR-3**	**3**	26	--	--	RR-1	1	9	--	--	**RR-3**	**3**	26	--	--
C2-S05	05	2	Encinitas Blvd	Old Encinitas	2016 PEIR Site OE-7; Encinitas Blvd & Quail Gardens Sites	2581111600	2.2	2.22	Vacant	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	0.23	Vacant	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	1.31	Vacant	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	1.02	Vacant	1	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	1.91	Vacant	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	1.06	Vacant	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	2.40	Vacant	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	1.00	Vacant	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	1.28	Vacant	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	2.24	Vacant	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	0.51	Vacant	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	0.61	Vacant	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	0.27	Vacant	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	1.87	Vacant	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	1.27	Vacant	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	9.85	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	--	--
C4-S11	11	4	El Camino Real	New Encinitas	El Camino Real South Parcel	2621601400	2.3	1.92	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	2.04	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	1.35	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	1.06	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	1.87	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	3.57	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	0.54	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	0.46	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	1.45	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	--	--
C2-SAD09	AD09	2	1050 Regal Road	Old Encinitas	Seacoast Church	2582411000	4.5	**1.36**	Non-Vacant	0	22,930	R-11	11	15	0.6	--	**R-11, R-30 OL**	**30**	41	0.6	--	R-11	11	15	--	--	**R-11, R-30 OL**	**30**	41	--	--
C1-SAD07	AD07	1	1900 N Highway 101	Leucadia	Dewitt Property	2160410600	0.8	0.80	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
C3-SAD11	AD11	3	2951 Manchester Ave	Cardiff	Manchester Avenue West Sites	2612003700	0.5	0.43	Non-Vacant	1	0	R-11	11	5	--	--	RR-11, R-30 OL	30	13	--	--	R-11	11	5	--	--	RR-11, R-30 OL	30	13	--	--
			2951 Manchester Ave			2612003800	0.5	0.39	Vacant	0	0	R-11	11	4	--	--	RR-11, R-30 OL	30	12	--	--	R-11	11	4	--	--	RR-11, R-30 OL	30	12	--	--
			2955 Manchester Ave			2612003900	0.6	0.45	Non-Vacant	1	0	R-11	11	5	--	--	RR-11, R-30 OL	30	13	--	--	R-11	11	5	--	--	RR-11, R-30 OL	30	13	--	--
C5-SAD12	AD12	5	Rancho Santa Fe Rd	Olivenhain	2016 PEIR Site O-2; Rancho Santa Fe East	2592215700	4.7	4.60	Vacant	0	0	RR-2	2	9	--	--	RR-2, R-30 OL	30	138	--	--	RR-2	2	9	--	--	RR-2, R-30 OL	30	138	--	--
C2-SAD14	AD14	2	364 2nd St	Old Encinitas	2016 PEIR Site OE-1; Harrison Sites	2580521200	0.6	0.51	Non-Vacant	0	15,700	DESP-VSC	--	--	1	22,303	DESP-VSC, R-30 OL	30	15	1	22,303	DESP-VSC	--	--	1	22,303	DESP-VSC, R-30 OL	30	15	1	22,303
			371 2nd St			2580350700	1.3	1.00	Non-Vacant	0	7,500	DESP-VSC	--	--	1	43,560	DESP-VSC, R-30 OL	30	30	1	43,560	DESP-VSC	--	--	1	43,560	DESP-VSC, R-30 OL	30	30	1	43,560
C1-SAD31	AD31	1	682 Clark Ave	Leucadia	Meyer Property	2561711300	0.8	0.75	Non-Vacant	1	0	R-5	5	4	--	--	RR-5, R-30 OL	30	23	--	--	R-5	5	4	--	--	RR-5, R-30 OL	30	23	--	--
			672 Clark Ave			2561711400	0.6	0.63	Non-Vacant	1	0	R-5	5	3	--	--	RR-5, R-30 OL	30	19	--	--	R-5	5	3	--	--	RR-5, R-30 OL	30	19	--	--
			662 Clark Ave			2561711500	1.4	1.43	Non-Vacant	0	0	R-5	5	7	--	--	RR-5, R-30 OL	30	43	--	--	R-5	5	7	--	--	RR-5, R-30 OL	30	43	--	--
			556 Union St			2561712000	0.5	0.53	Non-Vacant	0	0	R-3	3	2	--	--	RR-3, R-30 OL	30	16	--	--	R-3	3	2	--	--	RR-3, R-30 OL	30	16	--	--
			556 Union St			2561712100	0.3	0.33	Non-Vacant	0	0	R-3	3	1	--	--	RR-3, R-30 OL	30	10	--	--	R-3	3	1	--	--	RR-3, R-30 OL	30	10	--	--
			556 Union St			2561712400	2.8	2.81	Non-Vacant	0	400	R-3	3	8	--	--	RR-3, R-30 OL	30	84	--	--	R-3	3	8	--	--	RR-3, R-30 OL	30	84	--	--
C4-SAD32	AD32	4	780 Garden View Ct	New Encinitas	Garden View Court (previously Frog's Gym)	2574702500	1.9	1.02	Non-Vacant	0	14,500	OP	--	--	0.75	33,343	OP, R-30 OL	30	31	0.75	33,343	OP	--	--	0.75	33,343	OP, R-30 OL	30	31	0.75	33,343
			780 Garden View Ct			2574700900	1.3	0.69	Non-Vacant	0	0	OP	--	--	0.75	22,405	OP, R-30 OL	30	21	0.75	22,405	OP	--	--	0.75	22,405	OP, R-30 OL	30	21	0.75	22,405
			780 Garden View Ct			2574701000	1.0	0.52	Non-Vacant	0	0	OP	--	--	0.75	17,113	OP, R-30 OL	30	16	0.75	17,113	OP	--	--	0.75	17,113	OP, R-30 OL	30	16	0.75	17,113
C1-SAD08	AD08	1	1967 N Vulcan Ave	Leucadia	Vulcan & La Costa Site	2160520100	2.0	2.00	Non-Vacant	1	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	--	--
20					***46***	***107.3***	***81.0***		***10***	***750,805***			***187***			***697,489***			***2,201***		***697,489***			***179***		***697,489***			***2,201***		***697,489***

2,013	-53,316
GP PROP : GP EXIS DELTA	
2,191	-750,805
GP PROP : EXIS OTG DELTA	

2,201
CEQA ALTERNATIVE

2,022	0
ZONING PROP : ZONING EXIS DELTA	
2,191	-750,805
ZONING PROP : EXIS OTG DELTA	

Proposed Project	
2,494	
ZONING PROPOSED:2016 PEIR DELTA	
-293	0
-12%	0%