

SUPPLEMENTAL REPORT

EXHIBITS SUPPORTING THE CONTINUED APPEAL OF THE 10/03/24 ENCINITAS PLANNING COMMISSION APPROVAL OF QUAIL MEADOWS APARTMENTS

Encinitas Citizens for Responsible Development | November 20, 2024

Kathleen McDowell, Steve Gerken and Molly Hintlian

Exhibits Supporting the Appeal of the Encinitas Planning Commission Approval of Quail Meadows Apartments

#MULTI-003751-2020; DR-003759-2020 & CDP-003761-2020

List of Exhibits

EXHIBIT S1	Previously Submitted Blue Line Stream Evidence.....	2
EXHIBIT S2	Final EA Hydrological Resources Figure 4.8-1	6
EXHIBIT S3	Final EA 303d Listed Impaired Water Bodies Figure 4.8-3.....	8
EXHIBIT S4	Final EA Potential Jurisdictional Wetlands & Water Figure 4.3-2	10
EXHIBIT S5	California Coastal Commission Email Correspondence with City of Encinitas Planning Staff.....	12
EXHIBIT S6	Statutory and Categorical CEQA Exemption Summary	15
EXHIBIT S6	Final EA Project Fact Sheet and Candidate Sites Table.....	20

EXHIBIT S1

PREVIOUSLY SUBMITTED BLUE LINE STREAM EVIDENCE

Submitted by the Report Authors

Exhibits S1 – Previously Submitted Blue Line Stream Evidence

#MULTI-003751-2020; DR-003759-2020 & CDP-003761-2020

Historic USGS 7.5 minute topographic maps from 1948 and 1968, excerpts of which are provided herein as Figure 1 and Figure 2 respectively, show a blue line stream running north-south through the project site.

These excerpts were retrieved from full topographic maps, downloaded from the USGS' National Map Downloader accessed at <https://apps.nationalmap.gov/downloader/#/maps>.

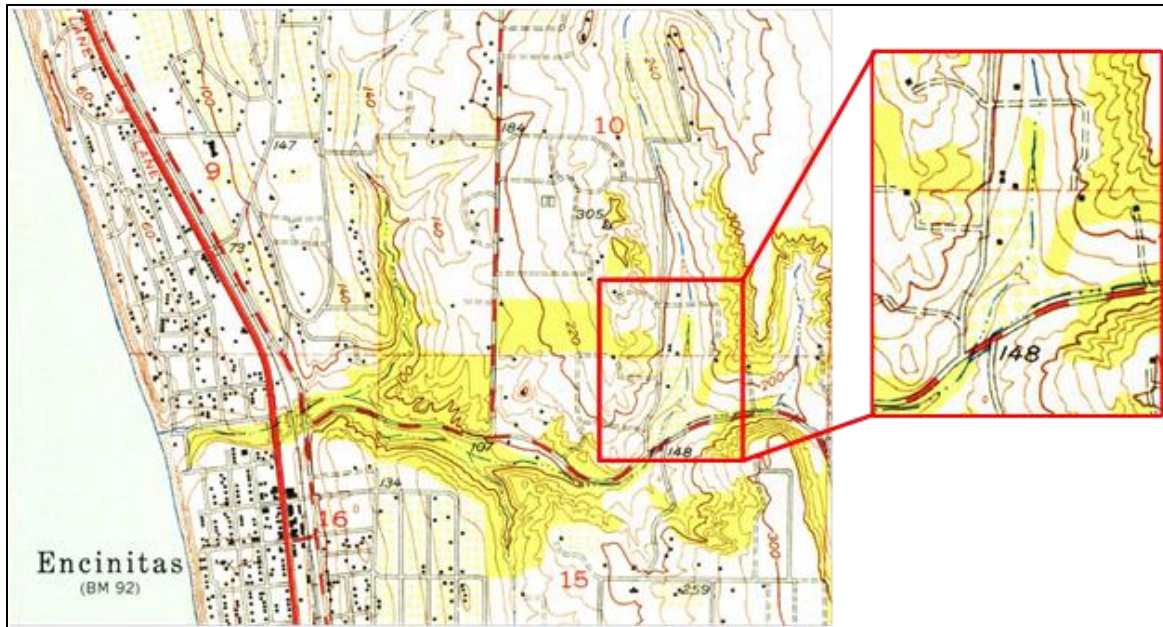


Figure 1 – Excerpt from 1948 USGS Topographic Map Showing Blue Line Stream on Project Site

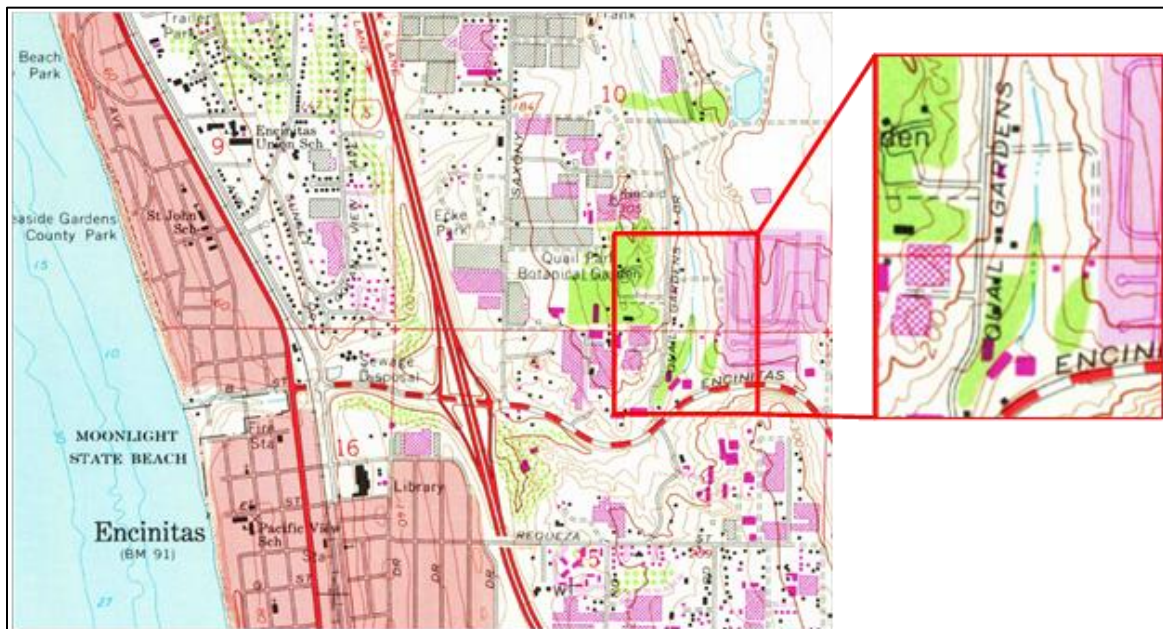


Figure 2 - Excerpt from 1948 USGS Topographic Map Showing Blue Line Stream on Project Site

Exhibits S1 – Previously Submitted Blue Line Stream Evidence

#MULTI-003751-2020; DR-003759-2020 & CDP-003761-2020

Current data is available from the City of Encinitas' Open GIS Data Hub¹, described as:

“The City's site for downloading and learning more about available GIS data. This is a constantly growing repository of public data”.

This repository contains a stream dataset, described as:

“Streams located within the City of Encinitas boundary, represented as blue lines. Heads-up digitized from USGS 7.5 minute topo quad DRGs”².

This dataset shows the stream located on the project site; the datapoint for which was uploaded on January 25, 2005. A screenshot image was retrieved on October 25, 2024. An approximate project boundary is overlaid in the image shown in Figure 3.



Figure 3 – USGS Stream Dataset with Approximate Project Boundary Overlay

The City of Encinitas FIRM Viewer³ also identifies this stream. A map showing the project site with the stream was exported from the FIRM viewer on October 25, 2024 and is provided as Figure 4 (provided on next page).

¹ The USGS Stream dataset via City of Encinitas Open GIS Data Hub is accessed at <https://gis-encinitas.opendata.arcgis.com/>.

² Description available online at https://gis-encinitas.opendata.arcgis.com/datasets/cf25b56d218f41dfbc39a4be7372ab09_0/about

³ The City of Encinitas FIRM viewer is accessed at <https://firm.encinitasca.gov/>

Exhibits S1 – Previously Submitted Blue Line Stream Evidence

#MULTI-003751-2020; DR-003759-2020 & CDP-003761-2020



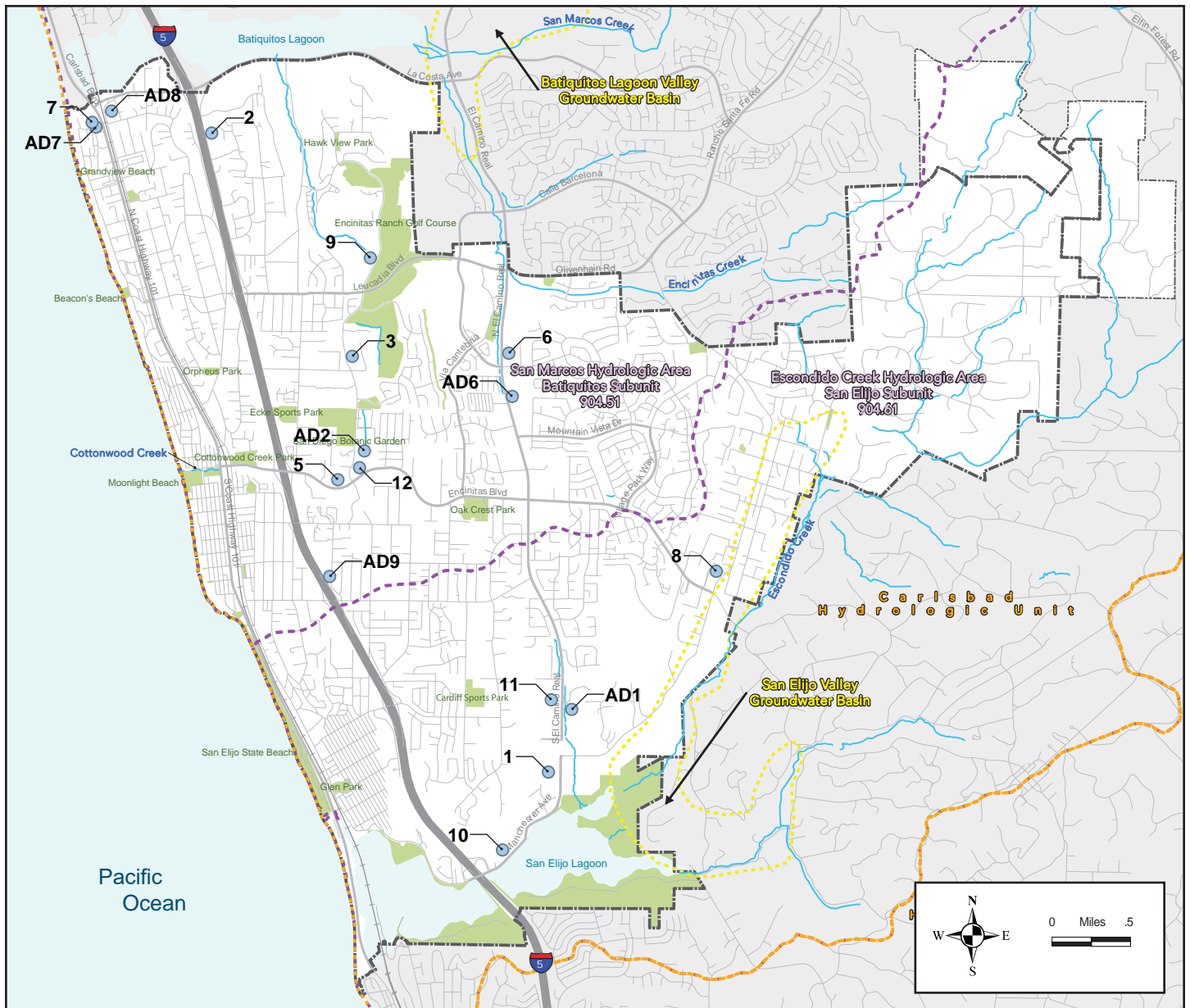
Figure 4 – Exported FIRM Map Showing Stream on Project Site

EXHIBIT S2

FINAL EA HYDROLOGICAL RESOURCES FIGURE 4.8-1

*Retrieved from Final Environmental Assessment for the 2013-
2021 Draft Housing Element Update:*

[https://www.encinitasca.gov/home/showpublisheddocument/1088/
638039330005400000](https://www.encinitasca.gov/home/showpublisheddocument/1088/638039330005400000)



Source: RECON, Final Environmental Assessment/Program Environmental Impact Report for, At Home in Encinitas, Figure 4.8-1, Hydrological Features, May 12, 2016.

EXHIBIT S3

FINAL EA 303D LISTED IMPAIRED WATER BODIES FIGURE 4.8-3

*Retrieved from Final Environmental Assessment for the 2013-
2021 Draft Housing Element Update:*

[https://www.encinitasca.gov/home/showpublisheddocument/1088/
638039330005400000](https://www.encinitasca.gov/home/showpublisheddocument/1088/638039330005400000)



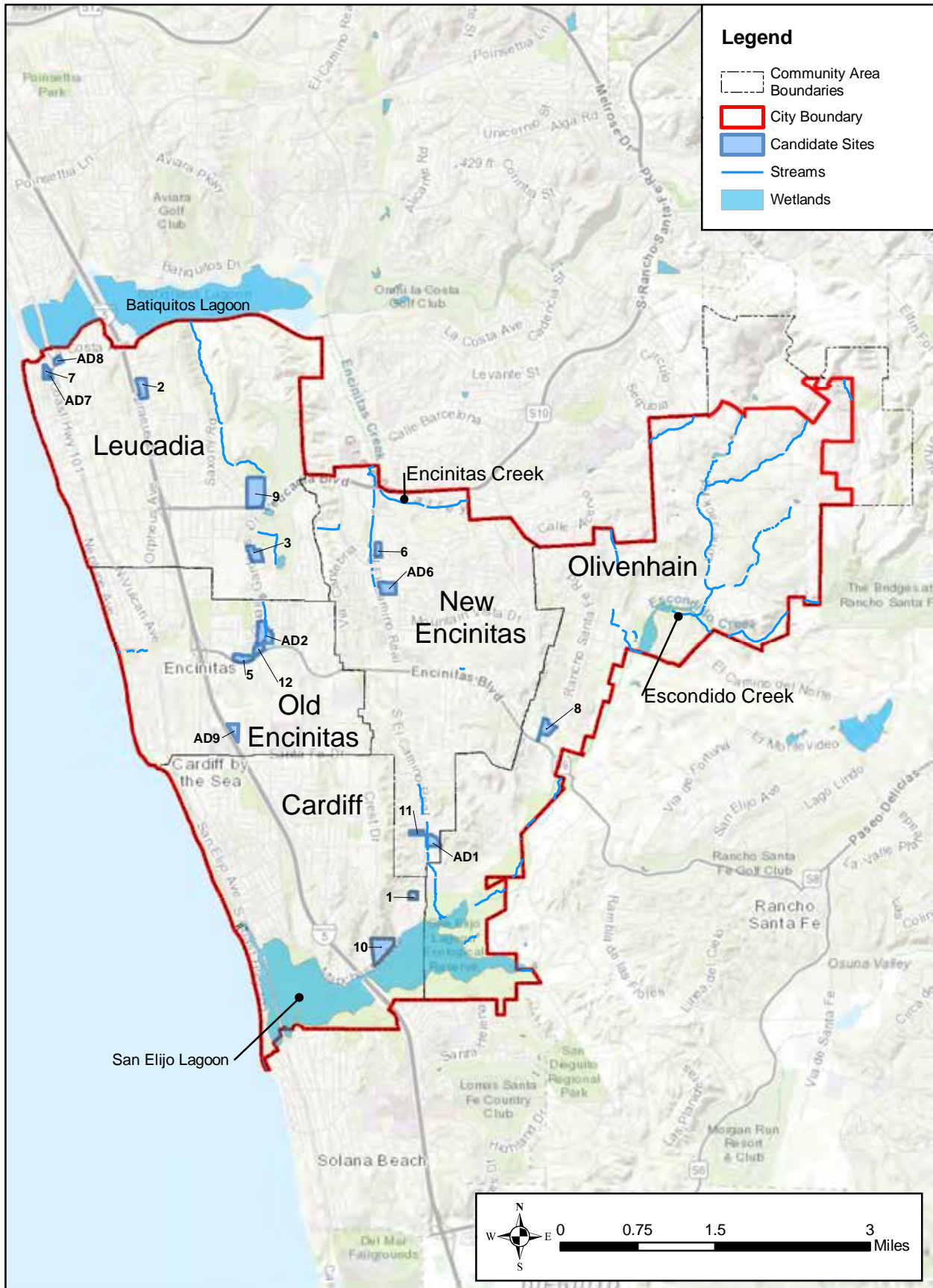
Source: California Environmental Protection Agency, State Water Resources Control Board, Impaired Water Bodies, Final 2014/2016 California Integrated Report (Clean Water Act Section 303(d) List / 305(b) Report).

EXHIBIT S4

FINAL EA POTENTIAL JURISDICTIONAL WETLANDS & WATER FIGURE 4.3-2

*Retrieved from Final Environmental Assessment for the 2013-
2021 Draft Housing Element Update:*

[https://www.encinitasca.gov/home/showpublisheddocument/1088/
638039330005400000](https://www.encinitasca.gov/home/showpublisheddocument/1088/638039330005400000)



Source: City of Encinitas, GIS.

EXHIBIT S5

CALIFORNIA COASTAL COMMISSION EMAIL CORRESPONDENCE WITH CITY OF ENCINITAS PLANNING STAFF

Retrieved via Public Records Request

Nick Koutoufidis

FW: City of Encinitas Project Mitigation Needs List

March 21, 2023 at 1:37 PM PDT

To: Andrew Maynard, J Dichoso, Katie Innes

Hi All,

See below for email from Diana. Please work through this with her and respond to her email.

Best,



Nick Koutoufidis, MBA

Development Services Department
505 South Vulcan Ave, Encinitas, CA
P: 760.633.2692

From: Lilly, Diana@Coastal <Diana.Lilly@coastal.ca.gov>

Sent: Friday, March 10, 2023 7:36 PM

To: Nick Koutoufidis <nkoutoufidis@encinitasca.gov>

Subject: FW: City of Encinitas Project Mitigation Needs List

CAUTION: External Email. Do not click any links or open attachments unless you recognize the sender, verified their email address, and know the content is safe.

Hi Nick, can you confirm that the "Attachment D" to your letter is supposed to be the Housing Element staff report? It's referred to as a "letter to the City," so I just wanted to make sure. Assuming the staff report is the correct attachment, what part of the findings are you referring to when you say the Commission acknowledged and approved of the interpretation of "reasonable use of the property" as the minimum allowable density of 25 units per acre? The report states that the actual site constraints imposed by sensitive resources at the time a development project is proposed will be reviewed and must be consistent with the all the resource protection policies of the LCP.

From: Nick Koutoufidis <nkoutoufidis@encinitasca.gov>

Sent: Tuesday, January 24, 2023 5:31 PM

To: Prieto, Julia@Coastal <julia.prieto@coastal.ca.gov>

Cc: Andrew Maynard <AMaynard@encinitasca.gov>; Katie Innes <kinnes@encinitasca.gov>

Subject: City of Encinitas Project Mitigation Needs List

Hi Julia,

Hope you are having a great week!

As discussed, please see the list below for the Housing Element projects in process that will (or likely will) need off-site mitigation:

1. Piraeus Point – APN: 254-144-01
2. Quail Meadows – APNs: 258-111-16-00, 258-130-45-00, 258-130-81-00, 258-130-34-00
3. Sage Canyon – APN: 262-061-85-00
4. Moonlight Station – APNs: 258-111-16-00, 258-130-45-00, 258-130-81-00, 258-130-34-00
5. Armstrong Parcels – APNs: 257-470-23-00, 257-470-24-00

Per our meeting last week, there is currently no available/feasible mitigation land for purchase within the Coastal Zone (see attached letter).

Please let us know if you and your management are still available in the next week to discuss this issue more.

Best Regards,

Nick

EXHIBIT S6

STATUTORY AND CATEGORICAL CEQA EXEMPTION SUMMARY

Submitted by the Report Authors

Exhibit S6 – Statutory and Categorical CEQA Exemption Summary

Reference	Limitation or Requirement	Summarized Interpretation
<p>Statutory Exemption</p> <p>Transit Priority Projects (PRC § 2115.1; SB 375)</p>	<ul style="list-style-type: none"> • Be located in a Metropolitan Planning Organization • Be within 0.5 miles of a transit station or ferry terminal included in a regional transportation plan. • Be within 0.25 miles of an existing high-quality transit corridor⁴. • Be within 0.25 miles of a planned high-quality transit corridor included in a regional transportation plan. • Be at least 50% residential • Consistent with general use, density, building intensity and applicable • Be less than 8 acres • Be 200 units or less • Have a minimum 20 dwelling units/acre, with a floor area ratio of not less than 0.75 • Meet 20% affordable housing criteria • Developer has paid in-lieu fees or will pay • Provides public open space equal to greater than 5 acres per 1,000 residents • Be adequately serviced by existing utilities. • Is 15% more energy efficient than required under Ch 5 CCR Title 14 • Incorporate any previous mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Report (EIR). 	<ul style="list-style-type: none"> • Contain wetlands⁵ • Contain riparian areas⁶ • Have significant value as wildlife habitat^{7, 8} • Harm any species protected by federal Endangered Species Act⁹ • Harm any species protected by Native Plant Protection Act¹⁰ • Harm any species protected by CA Endangered Species Act¹¹ • Be subject to seismic risk as a result of being within a delineated earthquake fault zone¹² • Be located within a flood plain, flood way, or restriction zone. • Be located within a wildlands fire hazard • Conflict with surrounding industrial uses • Result in any net loss in the number of affordable housing units within the area • Be located on developed open space. • Be listed as a contaminated facility or site pursuant to GOV § 65962.5 • Be subject to unusually high risk of fire or explosion • Be subject to preliminary endangerment assessment <p>Be a risk to public health exposure risk exceeding state or federal standards</p>

⁴ A high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

⁵ Defined under United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

⁶ "Riparian areas" means those areas transitional between terrestrial and aquatic ecosystems and that are distinguished by gradients in biophysical conditions, ecological processes, and biota. A riparian area is an area through which surface and subsurface hydrology connect waterbodies with their adjacent uplands. A riparian area includes those portions of terrestrial ecosystems that significantly influence exchanges of energy and matter with aquatic ecosystems. A riparian area is adjacent to perennial, intermittent, and ephemeral streams, lakes, and estuarine-marine shorelines.

⁷ "Wildlife habitat" means the ecological communities upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.

⁸ Habitat of "significant value" includes wildlife habitat of national, statewide, regional, or local importance; habitat for species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531, et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code); habitat identified as candidate, fully protected, sensitive, or species of special status by local, state, or federal agencies; or habitat essential to the movement of resident or migratory wildlife.

⁹ 16 USC Sec 1531 et. Seq

¹⁰ Ch. 10, Section 1900, Div 2, CA Fish and Game Code

¹¹ Ch. 1., Section 2050, Div 3, CA Fish and Game Code

¹² Pursuant to Section 2696, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake fault or seismic hazard zone.

Exhibit S6 – Statutory and Categorical CEQA Exemption Summary

Reference	Limitation or Requirement	Summarized Interpretation
<p>Statutory Exemption</p> <p>Sustainable Communities Strategy: Specific Plan in Transit Priority Areas (PRC § 21155.4; SB 743)</p>	<ul style="list-style-type: none"> • Be located within a transit priority area¹³ • Is consistent with a specific plan with a corresponding certified EIR • Located within the boundaries of a Metropolitan Planning Organization • Be residential or mixed-use • Consistent with general use designation, density, building intensity, and applicable policies for the project area are in the Sustainable Communities Strategy. 	<p>N/A</p>
<p>Statutory Exemption</p> <p>Infill Housing (PRC § 21159.24; SB 1925)</p>	<ul style="list-style-type: none"> • Be located within an “urbanized area”¹⁴ • Be located within 0.5 miles of a “major transit stop”¹⁵ • Be on an infill site¹⁶ • Less than 4 acres in total area • 100 residential units or less • Within five years of the date that the application for the project is deemed complete pursuant to GOV § 65943, community-level environmental review was certified or adopted. • Meet affordable housing criteria as per low income GOV 65589.5 • Have adequate existing utilities. 	<ul style="list-style-type: none"> • Contain wetlands¹⁷ • Be located within the boundaries of a state conservancy • Have any value as a wildlife habitat¹⁸ • Be subject to seismic risk as a result of being within a delineated earthquake fault zone¹⁹ • Be subject to landslide hazard • Be located within a flood plain, flood way, or restriction zone. • Be located within a wildlands fire hazard • Include any single level building exceeding 100,000 sq. ft • Be located on developed open space • Be subject to unusually high risk of fire or explosion • Be subject to preliminary endangerment assessment • Be a risk to public health exposure risk exceeding state or federal standards • Contain any significant historical resources²⁰ • Have unusual circumstances that render the project significant²¹

¹³ subdivision (a) of PRC § 21099: “Transit priority area” means an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program or applicable regional transportation plan.

¹⁴ as defined by PRC § 21071

¹⁵ as defined in PRC § 21064.3

¹⁶ As defined by PRC § 21061.3

¹⁷ “wetlands” has the same meaning as in Section 328.3 of Title 33 of the Code of Federal Regulations.

¹⁸ Ecological communities upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.

¹⁹ Pursuant to Section 2696, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake fault or seismic hazard zone.

²⁰ pursuant to PRC § 21084.1.

²¹ These circumstances include: 1) There is a reasonable possibility that the project will have a project-specific, significant effect on the environment due to unusual circumstances. 2) Substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or adopted. 3) New information becomes available regarding the circumstances under which the project is being undertaken and that is related to the project, that was not known, and could not have been known, at the time that community-level environmental review was certified or adopted.

Exhibit S6 – Statutory and Categorical CEQA Exemption Summary

Reference	Limitation or Requirement	Summarized Interpretation
<p>Statutory Exemption</p> <p>Unincorporated Infill (PRC § 21159.25; AB 1804, similar to Class 32 Categorical Exemption under CEQA)</p>	<ul style="list-style-type: none"> • Be located within an unincorporated area of a county. • Be located on a site that is a legal parcel or parcels wholly within the boundaries of an urbanized cluster. • Be multi-family, and at least 66% residential • Substantially surrounded by qualified urban uses.²² • Be consistent with the applicable general plan designation and ALL applicable general plan policies. • Contains 6 or more residential units. • Be 5 acres or less • Be adequately serviced by existing utilities. 	<ul style="list-style-type: none"> • Contain a density greater than the following: <ul style="list-style-type: none"> • The average density of the residential properties that adjoin, or are separated only by an improved public right-of-way from, the perimeter of the project site, if any. • The average density of the residential properties within 1,500 feet of the project site. • Six dwelling units per acre. • Have any value as habitat for endangered, rare, or threatened species. • Result in any significant effects relating to transportation, noise, air quality, GHG emissions, or water quality. • Result in cumulative impacts due to successive projects of the same type in the same place. • Result in significant impacts to the environment due to unusual circumstances. • Result in damage to scenic resources, including trees, historic buildings, rock outcroppings, within a highway officially designated as a scenic highway. • Be located on a hazardous waste site²³ <p>Cause substantial adverse change in the significance of a historic resource.</p>
<p>Statutory Exemption</p> <p>Projects where a Specific Plan has a pre-existing, certified EIR (Govt. Code § 6545, CEQA Guidelines § 15182)</p>	<ul style="list-style-type: none"> • Be covered by a specific plan for which an EIR has been certified after Jan 1, 1980. • Be residential only. • Be consistent with the specific plan 	<ul style="list-style-type: none"> • Have had a substantial change occur relating to the project site, as specified in PRC § 21166, unless and until a supplemental EIR for the specific plan is prepared and certified

²² 75 percent of the perimeter of the project site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. The remainder of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that have been designated for qualified urban uses in a zoning, community plan, or general plan for which an environmental impact report was certified. Qualified Urban Uses as defined in PRC § 21072: "Qualified urban use" means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

²³ Pursuant to [GOV § 65962.5](#).

Exhibit S6 – Statutory and Categorical CEQA Exemption Summary

Reference	Limitation or Requirement	Summarized Interpretation
<p>Categorical Exemption</p> <p>Class 3 Small Structures (CEQA Guidelines § 15303)</p>	<ul style="list-style-type: none"> • Be residential: single or multi-family • Construct or converts up to 3 single-family residences • Construct or convert property into not more than 6 dwelling units 	<ul style="list-style-type: none"> • Result in impacts on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies • Result in cumulative impacts due to successive projects of the same type in the same place. • Result in significant impacts to the environment due to unusual circumstances. • Result in damage to scenic resources, including trees, historic buildings, rock outcroppings, within a highway officially designated as a scenic highway. • Be located on a hazardous waste site²⁴ • Cause substantial adverse change in the significance of a historic resource.
<p>Categorical Exemption</p> <p>Class 32 Infill Development (CEQA Guidelines § 15332)</p>	<ul style="list-style-type: none"> • Be within city limits • Applicable to any type of housing • Be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulation. • 5 acres or less • Be substantially surrounded by urban areas • Be adequately serviced by existing utilities. 	<ul style="list-style-type: none"> • Have any value as habitat for endangered, rare, or threatened species. • Result in any significant effects relating to traffic, noise, air quality, or water quality. • Result in cumulative impacts due to successive projects of the same type in the same place. • Result in significant impacts to the environment due to unusual circumstances. • Result in damage to scenic resources, including trees, historic buildings, rock outcroppings, within a highway officially designated as a scenic highway. • Be located on a hazardous waste site²⁵ • Cause substantial adverse change in the significance of a historic resource.

²⁴ Pursuant to [GOV § 65962.5](#).

²⁵ Pursuant to [GOV § 65962.5](#).

EXHIBIT S6

FINAL EA PROJECT FACT SHEET AND CANDIDATE SITES TABLE

*Retrieved from Final Environmental Assessment for the 2013-
2021 Draft Housing Element Update:*

Appendix A: Candidate Sites Fact Sheets:

[https://www.encinitasca.gov/home/showpublisheddocument/1070/
637987492495370000](https://www.encinitasca.gov/home/showpublisheddocument/1070/637987492495370000)

Appendix B: Candidate Sites Table

[https://www.encinitasca.gov/home/showpublisheddocument/1072/
637987492501430000](https://www.encinitasca.gov/home/showpublisheddocument/1072/637987492501430000)

BALDWIN & SONS PROPERTIES

SITE NUMBER AD02

SITE DESCRIPTION

Parcels 2570203600, 2570203700, 2581308000, 2581308200, 2581308600 are vacant parcels adjacent to Quail Gardens Drive, a two-lane arterial with bicycle lanes in each direction and a center turning lane.

Parcels 2581309100, 2581309300, 2581309400 are vacant parcels surrounded by other vacant parcels, single-family residential uses to the east, and commercial uses to the south. The parcels are landlocked with no direct access to a street.

SITE FEATURES

- Mature trees and vegetation
- Paved concrete pads
- Telephone pole lines overhead



PARCEL SIZE CALCULATION

Net acreage shown in the table was determined based on numerous studies of the topographic and environmental constraints and a 50-foot riparian buffer requirement for off-site wetlands that encroaches on Parcel 2570203600.

APN(S) (Ownership)	2581308000, 2581308200 2581308600, 2581309100 2581309300, 2581309400 2570203600, 2570203700 <u>One Owner for all parcels:</u> (QUAIL MEADOWS PROPERTIES LLC)	PARCEL SIZE (AC) (GROSS/NET)	2581308000 - 1.0/1.0 2581308200 - 1.3/1.3 2581308600 - 2.2/2.2 2581309100 - 0.5/0.5 2581309300 - 3.2/0.6 2581309400 - 0.3/0.3 2570203600 - 1.9/1.9 2570203700 - 1.3/1.3 Total: 11.7/9.1
SITE STATUS	Vacant	MAXIMUM PROPOSED DENSITY	30 DU/AC
ADDRESS(ES)	195 Quail Gardens Dr, Quail Gardens Dr, 185 Quail Gardens Dr, Mays Hollow Ln, Encinitas Blvd, 225 Quail Gardens Dr	MINIMUM PROPOSED DENSITY	25 DU/AC
NEIGHBORHOOD	Old Encinitas	MAXIMUM UNIT CAPACITY	270
GENERAL PLAN LAND USE	Residential 3 Residential 5	CONSTRAINTS	<ul style="list-style-type: none"> • Some landlocked parcels • Utility easement
ZONING	Residential 3 (R-3) 3 DU/AC, Residential 5 (R-5) 5 DU/AC		



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	2581116600	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
ZONING PROPOSE	