

OLIVENHAIN TOWN CENTER

3655 Nobel Drive, Suite 650
San Diego, California 92122

Date: July 8, 2008

NEIGHBORHOOD MEETING

**This is a follow-up meeting to the original neighborhood meeting that was held on Oct. 14, 2007.
Please see the attached report summary from the October meeting.**

Case # 07-150

The application is for a Tentative Subdivision Map, Design Review, and Environmental Initial Assessment to create the Olivenhain Town Center consisting of 13 residential lots and a mixed-use area that will include office/commercial space (25,600 square feet), three restaurant/commercial buildings (6,300 total square feet) and five single-family attached residential units. This project will be implemented using the State of California Density Bonus Law. Therefore, (5) five of the 18 total residential units will be density bonus units pursuant to Gov. Code § 65915. The Olivenhain Town Center is planned for the partially improved land located Westerly of Rancho Santa Fe Road and north of the commercial, office and private school (The Gifted Preschool) properties that exist on the Northwest corner of Rancho Santa Fe Road and Encinitas Boulevard. A private road marked as McCain Lane provides access to the property from Encinitas Boulevard approximately 390 feet west of the Rancho Santa Fe Road intersection. Homes within the property have the following addresses: 2220, 2228 and 2230 Encinitas Blvd.

The site is a total of 8.44 gross acres (6.66 net acres) and consists of an assemblage of seven legal lots (APNs 259-231-28, 259-231-30, 259-231-31, 259-231-32, 259-231-66, 259-231-81 & 259-231-82) that are zoned RR-2 for 1/2-acre rural residential lots (or two homes per acre). Two of the legal lots (259-231-28 & 259-231-32) comprising 5.6 acres have an approved Tentative Map for 6 lots (Case No. 03-082 TPM/DR/AEIS Resolution No. 2004-30, May 19, 2004 as extended per Case No. 07-038 EXT) and two of the other lots are improved with homes. The remaining three lots are vacant lots with all utilities stubbed to each lot and ready for single family homes to be permitted and built. This area of the City is also within the Special Study Overlay Zone and Scenic Visual Corridor.

The State of California Density Bonus Law allows the project to exceed the otherwise maximum density of 13 homes (6.66 acres times 2 homes per acre) due to the provision of two homes to households that qualify as very low income.

We are looking forward to meeting you and discussing any concerns or questions you may have regarding this proposed project. We encourage you to visit our website at www.OlivenhainTownCenter.com to review all drawings, building plans, vicinity maps, etc. If you can't attend the meeting, or if you have any questions before then, please feel free to call me at 858-546-0700, e-mail me at randy@OlivenhainTownCenter.com or write to me at the address above.

Please join us on:

Sunday, July 20, 2008

4:30pm to conclusion

at

**The Future Site of Olivenhain Town Center
2220 Encinitas Blvd, Encinitas**

*This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (E.M.C. 23.06). This outreach effort to our neighbors is necessary because an application for development has been or will be filed with the City of Encinitas, Planning & Building Department. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity in the planning process to discuss, understand, and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Please continue to monitor any notices you receive as changes may be made to the project before the final decision is made. Questions about this notice and the proposed development should be directed to the contact information above. Questions regarding the Citizen Participation Program should be directed to the Planning & Building Department at (760) 633-2710.