

OLIVENHAIN TOWN CENTER

3655 Nobel Drive, Suite 650
San Diego, California 92122

Report of Citizens Meeting on July 20, 2008

2220 Encinitas Blvd, Encinitas, CA 92024

Case # 08-107

Formerly Case # 07-150

A Citizen's Participation Meeting was held on Sunday, July 20, 2008 at 4:30pm at the above project site. The developer was on-site to present the project and answer any questions regarding the Olivenhain Town Center mixed-use project. People arrived between 4:30 and 4:45, and the presentation began at approximately 4:50. The meeting lasted for approximately one hour. There were 51 people in total attendance; this includes the three working on the project.

The citizens were invited to address questions to both of the developer representatives. A model of the town center (scale: 1:30) was presented to showcase the project. The proposed project renderings and an enlarged project area map were also available for review.

The questions, comments, and responses at this meeting are as follows:

1. What techniques did you use to notify and involve the public regarding your application?

A letter, project area map and the final report from the October 2007 meeting were sent to all owners and occupants within a 500 foot radius of the project area on July 9, 2008. The Encinitas Chamber of Commerce and the Olivenhain Town Council were also noticed via a letter per the request of the Planning & Building Department. In total, approximately 520 notices were mailed out.

2. What concerns, issues, and problems did you hear during the process?

- a. Will the public have a right to comment on the review process? **YES**
- b. What, if any, research was done to show a need or demand for additional restaurant and retail space? *The developer had discussions with numerous commercial brokers and property owners in the market area.*
- c. Will the light signal and/or the left-turn lane from Rancho Santa Fe Rd. to Encinitas Blvd. improve traffic conditions? *Yes, the traffic report indicates that the project improvements at this intersection "are forecast to decrease delay and improve operating conditions at the intersection" (RBF Traffic Impact Analysis Report @ top of page 3). Will the light cycle take longer? It is expected that the signal cycle will be shortened as a result of the improvements to southbound Rancho Santa Fe Road.*

OLIVENHAIN TOWN CENTER

3655 Nobel Drive, Suite 650
San Diego, California 92122

- d. Have there been any discussions with the Rhodes school on how to improve their traffic flow? *No.*
- e. How would the traffic improvements affect the 7-11 property? *The 7-11 property would continue to have the same ingress and egress options that currently exist. Will the proposed traffic improvements impact access to the site? No. However, the improvements will significantly reduce the periodic delay's caused by cars stopping in the southbound lane of Rancho Santa Fe Road to turn into the 7-11 site because the road will be wider at that point thus providing room for trailing cars to move around vehicles slowing to turn into the 7-11 property.*
- f. How would emergency vehicles and buses work with the round-about? *The Roundabout is designed to allow emergency and truck access.*
- g. How much wider will Rancho Santa Fe Rd. be at completion and will you take property from the adjoining vacant lot? *The current road width (curb to curb) of Rancho Santa Fe Rd varies from 74' at the intersection of RSF Rd & Encinitas and bottle necks down to around 32'-35' wide about 200' from the intersection. The proposed road width (curb to curb) is the same at the intersection and transitions to about 34' about 520' from the intersection. We have widened the right-of-way to accommodate the 300' long turning lanes and a 220' transition back to the one lane road as well as some additional right-of-way for the proposed Round-a-bout.*
- h. Will there be a walking path? *Yes. There are several walking paths, trails and sidewalks that will improve access from the surrounding communities and provide pedestrian opportunities on-site.*
- i. What is the total square footage proposed for buildings A, B, C &D? *The square footages are as follows: building A = 8,438, building B = 8,639, building C = 6,055 (including 3,271 residential sq.ft.), and building D = 9,339 (including 4,672 residential sq.ft.); How many tenants are projected in the commercial spaces? The answer can not be provided at this time because no leasing activity has taken place.*
- j. How many projected new cars per day are anticipated on Rancho Santa Fe Road as a result of the project? *The projected increase in traffic on Rancho Santa Fe Road from Encinitas Blvd to El Camino Del Norte is 630 ADT (Average Daily Trips) and from Manchester to La Noria the increase is 76 ADT (RBF Traffic Impact Analysis Report @ Table 14). In addition, the forecast for Project Generated ADT in the AM Peak Hour is 75*

OLIVENHAIN TOWN CENTER

3655 Nobel Drive, Suite 650
San Diego, California 92122

inbound and 76 outbound in the PM Peak Hour it is 121 inbound and 93 outbound (RBF Traffic Impact Analysis Report @ Table 6).

- k. When re-striping the intersection, how many lanes will there be, and will the right turn lane be shared with the straight thru lane? *There will be three total lanes on Rancho Santa Fe Road southbound at Encinitas Blvd and the straight and right turn are in a shared lane.* Also, is there a dedicated left turn lane into the 7-11 on northbound Rancho Santa Fe Road? *No, the northbound opportunity to turn into the 7-11 property is not proposed to change.* Will there be any change to the Peppertree intersection? *Currently we are not proposing any changes to the intersection at Peppertree – the existing movements in and out of Peppertree will remain the same. However, in the future Peppertree may be relocated to the Round-a-bout when the easterly side of RSF Rd. is developed.*
- l. How will noise and light pollution be addressed? *These issues and appropriate mitigation measures will be studied by the City. However, the project will use low light emitting fixtures directed towards the ground to protect “dark skies”. In addition, the project will only increase the commercial space in this area by 11.7% (265,516 sq. ft. existing in the area.*
- m. In reference to the recreational trail on the east side, how far will that trail run and how will the culverts be addressed during the improvements? *The trail improvements are expected to run along the entire property on the east side of Rancho Santa Fe Road.*
- n. Will the project parking be underground? *Yes, project parking is in an underground basement type structured parking garage that is at or close to grade on the east side.*
- o. What will prevent people from using the private road as a short-cut around the intersection with Rancho Santa Fe Road and Encinitas Blvd, and how will traffic be addressed within the private road? *Traffic will be calmed on the private road between the two access points into the mixed-use area with stop signs, narrowing roadway widths and possibly speed bumps or humps. The road improvements and traffic control on the private road will be designed to push traffic into the mixed-use portion of the project.*

OLIVENHAIN TOWN CENTER

3655 Nobel Drive, Suite 650
San Diego, California 92122

- p. How will the neighbor (Andy Kean) gain access to his property? *We are not aware of any plans for this property. However, it would make sense for the property on the east side of Rancho Santa Fe Road to take access from the roundabout.*
- q. In reviewing the plans and seeing all of the pavement, how will water runoff be addressed? It seems that the flow will actually increase and run across residential property. Where does Avenida Esperaza drain? *The increase in runoff will be detained on-site in an underground Detention Basin so that Post-Construction runoff will not exceed the pre-development runoff level.* Where does Avenida Esperaza drain? *Avenida Esperaza currently drains southeasterly onto our site and with the proposed design it will drain the same way.*
- r. What is the expected timeframe of construction and when will traffic on Rancho Santa Fe Rd be impacted? *Construction is expected to take 18 to 24 months for the overall project grading and mixed-use development. The City will determine the best times to impact traffic on Rancho Santa Fe Road that are necessitated by construction of the Rancho Santa Fe Road improvements and on-site project improvements.*
- s. With regards to grading, what is the net import and export for the property? *The proposed grading is 72,300cy of Cut and 37,700cy of Fill for a net Export of 41,600cy.* Also, what is happening with the steep slope on lot five – is that being preserved? *Yes, the steep slope on lot five is proposed to be open space.* How are we getting the requirements met on the hillside encroachments? *Per the Hillside Overlay development standards the project is allowed a maximum 10% encroachment in areas with natural slope grades over 25%, excluding existing and proposed roadways. This project proposes a 9.4% encroachment.* Will some of our fill be used on the upper lots? *Yes. However, we will not be placing any more fill on these lots than what would be necessary to develop these lots independent of this project.* Are we raising or lowering the grade? *Grading on these lots is necessary for the access to and the construction of a conventional home. Without our project, a portion of these lots would have to be raised to obtain proper access to existing Avenida Esperanza. With our project, any grading proposed on these lots will not be any more than what would otherwise be allowed. The maximum height of the proposed structures on these lots will not exceed the maximum height that would otherwise be allowed. We will also work with the neighbors regarding the placement and building setback of these homes so that they will not be any more adversely effected by the development of this project*

OLIVENHAIN TOWN CENTER

3655 Nobel Drive, Suite 650
San Diego, California 92122

than would otherwise occur. Finally, we will be working with our Avenida Esperanza neighbors in the relocation of existing utilities and the vacation of existing easements in order to increase their useable lots.

- t. Will the single family lots be developed and held until sold? *It is anticipated that the single family lots will be either sold in bulk to a builder or sold as custom lots.*
- u. When is the anticipated ground-breaking? *24-36 months.*
- v. Where will traffic enter the project from Rancho Santa Fe Rd? *Traffic from Rancho Santa Fe Road will enter the project via the new roundabout to be installed for the private road.*
- w. Which building will parking be located under? *Building C & D are on top of the parking structure.* Will buildings be elevated? *No, building C & D will appear to be constructed at grade.*
- x. Is the height on the model to scale? *No, the model is an artist interpretation of the grading plan. The grading and building locations are intended to give a good indication of the future look of the project.*
- y. Do you know of any other mixed-use developments in the Olivenhain community? *Yes, several of the commercial developments in the immediate area include multiple uses including office, retail and restaurant.* Has the neighborhood called for this type of development? *People in the community both support and oppose this project.*
- z. Regarding traffic, wouldn't our solution of mitigation actually bring more traffic into the area? *No*
- aa. What incentives resulting from the State Low-Income Density Bonus law are you utilizing within the project? *Relief from development standards to implement the density bonus and mixed-use zoning. We have not yet determined how to use the third available incentive.*

3. How have you addressed the concerns, issues, and problems raised?

We have provided answers to the question raised, as shown above in *italics*.

OLIVENHAIN TOWN CENTER

3655 Nobel Drive, Suite 650
San Diego, California 92122

- 4. If there are concerns, issues, and problems you aren't able to address, explain why?**

N/A

The meeting lasted approximately one hour. The attendees were informed that a report of the meeting would be prepared by the developers and submitted to the Planning & Building Department with all of their comment cards, and the attendee list. Copies of the completed report will be mailed to all of those attending once it is approved by the Planning & Building Department. We will also put it on our newly developed website: www.olivenhaintowncenter.com along with prior correspondence with the Planning & Building Department and the neighborhood.

In the 10 days following the meeting we have not received any additional comments regarding the project.