



# CalaveraHills.info!

Newsletter & Community Support Information

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Dear Calavera Hills Friends,

What a great summer! Although we still have a month to go, when the kids return to school you know fall is just around the corner. Luckily we still have a couple months of Santa Ana weather and a few valuable hours of daylight to enjoy it.

One of the highlights of Carlsbad is the Leo Carrillo Historical Park located in the Rancho Carrillo development off Palomar Airport Road and Melrose Avenue. It's really a beautiful area that captures the essence of 'Old California' in a way that very few landmarks do. We thought you'd like to learn more about it and a little bit of background on Leo Carrillo, a man that governor Edmund G. Brown called 'Mr. California' and one of Carlsbad's most famous people.

There's never a lack of discussion about the Calavera Nature Preserve in the halls of City government or in the papers. We've included a short article about the trail system in Calavera Nature Preserve and the debate surrounding them. Included in this debate is the proposed staging area near in front of the Tamarack Avenue and Strata Drive intersection. And stay tuned for more on that in coming issues.

We've also included the regular features of:

- Announcements –  
- **Don't forget about the September 23<sup>rd</sup> Garage Sale!**
- Real Estate Market Update

We hope you enjoy it!

Warm Regards,

Sue & Steve Landis

*P.S. Our business is based on referrals. If you know anyone that is thinking about buying or selling a property and would like expert advice and first-class service, let us know. We always have time for your referrals and we'd like to thank you in advance for thinking of us!*

## ***In this issue...***



Learn About Leo Carrillo  
Ranch Historical Park



The Trails Around Lake  
Calavera - An Update



A New Calavera Hills Business! –  
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## Leo Carrillo Ranch Historical Park

The Park was once part of the original 2,538 acre working rancho, home to actor Leo Carrillo, his wife Edith, and their daughter Antoinette. The City of Carlsbad has stabilized, preserved, and restored many of the buildings. It is now a city-owned park and open to the public.



Rancho de los Quiotes (Ranch of the Spanish Daggers) represented Leo Carrillo's dream to connect with the proud memories of his past. Construction of the ranch began in 1937 and concluded in 1940. Leo conceived many of the building's designs as he outlined the footprint of each in the dirt. He preserved the original walls of the 1880s Kelly family adobe (he purchased the original property from the Kelly family who owned much of Carlsbad in the 1800s) and incorporated them into the newly designed main hacienda.

Historic ranch structures include a Visitor's Center, Hacienda, Reflecting Pool, Cabana, Cantina, Carriage House, Tack Shed, Stable, Barn, and Foundry and Equipment Shed.

The park is open Tuesday through Saturday from 9:00 a.m. to 6:00 p.m. and 11:00 a.m. to 6:00 p.m. on Sunday. It is closed on Monday and all observed holidays. While the park grounds are open to visitation, access to the interiors of the historic structures is limited to guided tours only. Many festivals and public events happen in the park. Learn more about the special events on [www.carlsbadca.gov/parks/carrillo/index.html](http://www.carlsbadca.gov/parks/carrillo/index.html).



Los Quiotes Ranch House - 1906



Hacienda Exterior



Entry from Palomar Airport Road



Hacienda Courtyard



Cattle on the Ranch



Stables and Corral



Cantina Exterior



Leo's daughter, Toni, and a Red Top



Marie Antoinette's (Toni's) Bedroom



Horseman's Bedroom, Leo's last living quarters



Leo's Chrysler

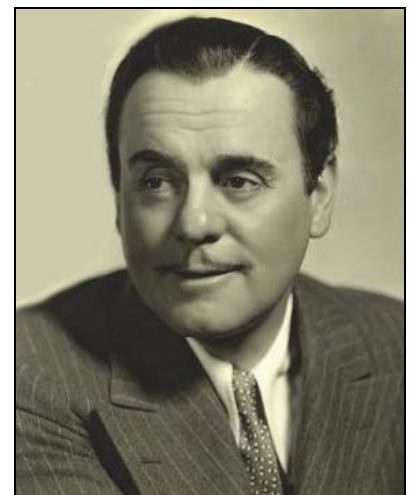


White sand near the pool

Leo Carrillo became famous as an Actor but his legacy is focused in the impressive work he did as a preservationist and a conservationist. He was born in Los Angeles but his beginnings were in San Diego's Old Town where his grandparents were married, maintained their residence and raised a large family.

As an entertainer Leo appeared in more than 15 major stage plays and 90 movies in which he featured in character and supporting roles, while working with Hollywood's biggest stars. His greatest show business fame came from his portrayal of Pancho, the mischievous sidekick to the Cisco Kid in a very popular television series of the 1950s. This ran for 156 episodes and six very successful years.

As his career in Hollywood blossomed, Leo Carrillo experienced parallel success as a politically well-connected supporter of recreational and cultural resources for the public. He served for 18 years on the California Beaches and Parks Commission and the Leo Carrillo State Park near Malibu is named in his honor. He was also a key driver for the development of the Los Angeles Olvera Street Complex, the Los Angeles Arboretum and the Anza-Borrego Desert State Park. One of his most notable achievements was his help in the state acquiring the exquisite Hearst Castle in San Simeon. He toured the world as the state's un-official Ambassador – and Governor Edmund G. Brown called him 'Mr. California'.



Leo Carrillo

At the peak of his career Leo really wanted a retreat where he could re-create an Old California-style working rancho, an important cultural asset he felt was rapidly dying out. In 1937 he came across Rancho de Los Kiotos in what is now southeast Carlsbad and was once owned by the Kelly family. Leo bought his first 840 acres for \$65,000 or \$77 per acre. He immediately began construction of 18 structures necessary for his ranch operations



The road leading out of the park

and over time, increased his holdings to over 2,500 acres. Over the years many famous Hollywood actors and moguls visited Leo's ranch and added to the historical legacy he left.

In 1977 the City acquired a tiny 10.5 acre remnant and protected the most critical original buildings that it contained. Over the years the buildings have been restored and retro-fitted to current earthquake standards. The site has also been enlarged to include 16.4 additional acres bringing the total to 27 acres.

## **Calavera Nature Preserve Trail System Debated**

Calavera Hills Nature Preserve gets thousands of users each month. There is concern that unless a trail system in the Preserve is well thought out and designed properly, that the City and volunteers will have to do a lot more work in sustaining and managing the area. The City of Carlsbad had asked for comments from the public and affected agencies on their plans. Theresa O'Rourke with the Fish & Wildlife office in Carlsbad said "we are concerned that formalizing some existing trails may result in an unsustainable trail system that is subject to excessive erosion and maintenance in the future." There is also a concern that the trail system will not compliment the habitat goals of area. Theresa O'Rourke went on to say that "our biggest concern of the trails is their impact on the wetlands." The City has stated that they would like to keep some popular, high-traffic, trails even though they may not be environmentally sound. One example of that is the trail that connects the east end of the lake with Oceanside's Riparian Park. The City would simply build a wooden walkway to keep people dry and on the defined trail.



Trails hading up to the top of Mount Calavera

Also brought up was the proposed parking lot, portable restroom and trash containers near the Tamarack Avenue/Strata Drive intersection. Both the Fish & Game Department and Preserve Calavera, the local environmental group have voiced their opposition to that plan. "To be consistent with the City's habitat management plan, the proposed staging area should be relocated outside the Preserve boundary," the federal agency stated.

Also being debated are the fishing and dog-walking that takes place in the Preserve and what should be taken under consideration when designing the long-term trail system.

## Announcements:

### Garage Sale September 23rd, 7am – 12noon

Get rid of your unwanted items and make a few bucks at the same time!

Sign up today for the September 23<sup>rd</sup> Garage Sale. We'll send you a Tip Sheet on how to make the Garage Sale as successful as possible along with pricing stickers, as soon as you sign up! You'll also be placed on a Garage Sale map on the day of the sale so potential buyers can find you. These are placed at a central location on the morning of the sale and will be available online the day before.

Join us for a fun day with family and friends in Calavera Hills. We hope you can take part!

Sign up now by calling: Tel. 760.716.4402    Email [info@LandisRealEstate.com](mailto:info@LandisRealEstate.com)  
Website [www.CalaveraHills.info](http://www.CalaveraHills.info) 'Garage Sales'

Sponsored by The Landis Real Estate Team



Over 70 homes participated in the Garage Sale in April in Calavera Hills

## Discover Arbonne



The idea to provide skin care products unparalleled in quality and effectiveness developed in Switzerland in 1975, when one man, Petter Mørck, together with a group of leading bio-chemists, biologists and herbalists, fulfilled his vision and founded Arbonne. Arbonne's product line has since grown to include both inner and outer health and beauty products that are unparalleled in quality, safety, value, benefits and results!

**Tiffany Rashkin** has recently started her Arbonne business here in Calavera Hills. Tiffany is a 2-year resident in the Sheffield neighborhood and the mother of 3 young daughters. She and Arbonne specialize in anti-aging products, aroma therapy, and a baby and a men's line. If you are interested in a sample of her product or if you are interested in a home-based business designed for stay-at-home Moms and those looking for additional streams of income, Tiffany can be reached at (760) 729-4788 or at [www.tiffrashkin.myarbonne.com](http://www.tiffrashkin.myarbonne.com)

ARBONNE  
INTERNATIONAL



Do you have a new business or an Announcement, let us know and we'll put it in [CalaveraHills.info](http://CalaveraHills.info)!

## Real Estate Market Update

The real estate market in San Diego continues to show softness as we close out the summer months. For California as a whole re-sale sales are down 29.9%, comparing July 2006 to the same month in 2005. Another important California number is the new housing starts – they are down 40.6% comparing July 2006 with July 2005, which says that builders recognize the market is softening as well. Carlsbad detached re-sale homes for July 2006 were down 20.6% from

last July. A bright spot in the home selling landscape is that interest rates have trended down for 5 straight weeks and it seems to have brought a few buyers back into the market.

Obviously buyers have a lot more to choose from in this market. However, even with the increased inventory of homes for sale, prices have remained relatively flat with some small downward pressure. Where in the early 90s downturn we saw sellers forced to sell based on job lay-offs and a poor economy overall, this time around the economy is much stronger and more diversified and we're not seeing that pricing pressure. It is apparent that those sellers interested in selling quickly need to be priced at or slightly below the market to get the attention of the buyers out there.

The 'attached' home market is also experiencing softness, even though the prices of homes are lower. The volume of sales of attached homes in Carlsbad is down 21.0% from last July, very similar to the detached resale homes figure. Other parts of the county are having more difficulties with attached home sales given the large number of condo conversions that have come on the market around the county, compared to Carlsbad.

**REAL ESTATE SALES - Attached**  
**Mystic Point neighborhood of Calavera Hills**

**Active Listings**

ESF = Estimated Square Feet    LP/SF = List price per square foot    DOM = Days On Market    \*Single-Family Attached Homes

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Peninsula Drive	Mystic Point	3	2.5	1411	\$292	\$412,300	79
Peninsula Drive	Mystic Point	3	2.5	1411	\$351	\$425,000 - \$495,000	25
Jetty Point	Mystic Point	3	2.5	1411	\$351	\$445,000 - \$495,000	81
Jetty Point	Mystic Point	3	2.5	1411	\$340	\$459,000 - \$479,900	12
Jetty Point	Mystic Point	3	2.5	1411	\$351	\$465,000 - \$495,000	31
Jetty Point	Mystic Point	3	2.5	1411	\$337	\$474,990	106
Jetty Point	Mystic Point	3	2.5	1535	\$326	\$475,000 - \$500,000	18
Backshore Court	Mystic Point	3	2.5	1411	\$372	\$495,000 - \$525,000	40
<b>Averages</b>		<b>3</b>	<b>2.50</b>	<b>1426</b>	<b>\$340</b>	<b>\$484,648</b>	<b>49</b>

**Pending**

OMD = Off Market Date (e.g. offer accepted)

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Peninsula Drive	Mystic Point	3	2.5	1535	\$296	\$454,300	07/28/2006	45
<b>Averages</b>		<b>3</b>	<b>2.5</b>	<b>1535</b>	<b>\$296</b>	<b>\$454,300</b>		<b>45</b>

**Sold**

SP/SF = Sold price per Square Foot    COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3697 Jetty Point	Mystic Point	3	2	1363	\$445,000	\$326	5/24/2006	169
4049 Peninsula Dr	Mystic Point	3	2	1411	\$450,330	\$319	8/10/2006	19
3653 Jetty Point	Mystic Point	3	2.5	1535	\$535,000	\$349	05/03/2006	18
4044 Peninsula Drive	Mystic Point	3	2.5	1411	\$529,615	\$375	05/22/2006	12
3752 Jetty Point	Mystic Point	3	2.5	1535	\$545,000	\$355	06/12/2006	27
4046 Peninsula Drive	Mystic Point	2	2	1363	\$472,931	\$347	06/13/2006	33
4068 Peninsula Drive	Mystic Point	2	2	1363	\$461,200	\$338	06/13/2006	58
3689 Jetty Point	Mystic Point	3	2.5	1535	\$535,000	\$349	06/14/2006	42
<b>Averages</b>		<b>3</b>	<b>2.25</b>	<b>1439</b>	<b>\$496,7</b>	<b>\$345</b>		<b>47</b>

This information was compiled by the Landis Real Estate Team on August 30, 2006 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.

**REAL ESTATE SALES – Detached Homes**  
**Market Report for Barrington, Nantucket, Sheffield, Capistrano, Montara, Ravinia**  
**and Summerhouse neighborhoods of Calavera Hills**

**Active Listings**

ESF = Estimated Square Feet    LP/SF = List price per square foot    DOM = Days On Market

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Rockfield Ct	Nantucket	3	3	2050	\$293	\$600,000	198
Harwich Dr	Barrington	4	2.5	2160	\$331	\$685,000 - \$715,000	53

Promontory Pl	Barrington	4	3	2287	\$317	\$685,000 - \$725,000	20
Granite Ct	Montara	4	3	2031	\$354	\$689,000 - \$719,000	54
Barranca Ct	Barrington	4	2.5	2160	\$340	\$695,000 - \$735,000	18
Bluff Ct	Barrington	3	2.5	2160	\$324	\$699,000	124
Strata Dr	Sheffield	4	3	2579	\$306	\$699,000 - \$789,000	68
Moon Field Dr	Summerhouse	4	4	2804	\$264	\$700,000 - \$740,000	121
Sand Ct	Montara	4	3	2031	\$369	\$719,000 - \$749,000	25
Bluff Ct	Barrington	4	3	2160	\$337	\$727,500	61
Stoneridge Rd	Nantucket	4	3	2760	\$279	\$739,000 - \$769,000	40
Saddle Dr	Capistrano	3	2.5	2726	\$297	\$769,000 - \$809,000	7
Pleasant Vale Dr	Ravina	5	3	2705	\$285	\$769,990	5
Rockfield Ct	Nantucket	3	3	2050	\$402	\$775,000 - \$825,000	9
Sand Ct	Montara	3	3	2691	\$295	\$785,000 - \$795,000	35
Levee Dr	Nantucket	4	2.5	2462	\$333	\$785,000 - \$820,000	75
Strata Dr	Sheffield	4	4	3190	\$262	\$795,000 - \$835,000	106
Pleasant Vale Dr	Ravina	5	3	2705	\$294	\$795,990	5
Rock Ridge Rd	Montara	5	3.5	2622	\$328	\$799,000 - \$859,000	50
Rock Ridge Rd	Montara	5	3	2871	\$289	\$799,000 - \$829,000	107
Rock Ridge Rd	Montara	4	2.5	2855	\$290	\$799,000 - \$829,000	21
Strata Drive	Sheffield	5	3	2865	\$293	\$799,000 - \$839,000	19
Crater Rim Rd	Ravina	4	3	2876	\$278	\$799,990	1
Sand Ct	Montara	4	3	2691	\$297	\$799,999	21
Plateau Pl	Capistrano	5	3.5	3190	\$281	\$835,000 - \$895,000	89
Strata Dr	Sheffield	4	3	2865	\$297	\$850,000	54
3616 Bayview Pl	Sheffield	4	3	3365	\$279	\$939,000	60
<b>Averages</b>		<b>4</b>	<b>3.00</b>	<b>2,589</b>	<b>\$308</b>	<b>\$787,313</b>	<b>54</b>

### Pending

OMD = Off Market Date (e.g. offer accepted)

**The Landis Team Listings!**

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Moon Field Dr	Summerhouse	4	3	2170	\$295	\$640,000	7/27/2006	34
Rich Field Dr	Summerhouse	4	3	2164	\$337	\$689,000 - \$729,000	7/29/2006	58
Foothill Ave	Nantucket	4	3	2585	\$290	\$699,000 - \$749,000	8/09/2006	26
Crownpoint Ct	Capistrano	4	3	2913	\$319	\$890,000 - \$930,000	6/22/2006	49
<b>Averages</b>		<b>4</b>	<b>3.00</b>	<b>2,458</b>	<b>\$310</b>	<b>\$762,000</b>		<b>42</b>

### Sold

SP/SF = Sold price per Square Foot

COE = Close of Escrow

**Sold by the Landis Team!**

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3441 Ravine Dr	Ravina	3	2.5	2170	\$630,000	\$290	8/04/2006	167
3479 Rich Field Dr	Summerhouse	3	3	2164	\$650,000	\$300	7/07/2006	70
3464 Pleasant Vale Dr	Ravina	4	3	2170	\$699,000	\$323	8/01/2006	85
3907 Stoneridge Rd	Nantucket	4	3	2765	\$750,000	\$271	8/11/2006	24
3431 Pleasant Vale Dr	Ravina	5	3	0	\$779,990	\$0	8/03/2006	19
3586 Bluff Ct	Barrington	3	3	2287	\$735,000	\$321	03/06/2006	33
3495 Pleasant Vale Dr	Ravina	4	3	2705	\$733,500	\$271	03/09/2006	58
3635 Promontory Pl	Barrington	4	2.5	2160	\$720,000	\$333	03/14/2006	10
3733 Saddle Dr	Capistrano	4	3.5	3190	\$800,000	\$251	7/27/2006	12
3555 Flat Rock St	Montara	4	3.5	2632	\$805,000	\$306	04/21/2006	41
3805 Shale Court	Capistrano	4	3.5	3190	\$910,000	\$285	04/26/2006	7
3507 Rock Ridge Rd	Montara	4	3	2872	\$859,990	\$299	04/28/2006	3
3563 Rock Ridge Rd	Montara	4	4	2822	\$849,990	\$301	7/19/2006	248
3657 Strata Dr	Sheffield	5	3	2865	\$815,000	\$284	05/05/2006	96
3718 Saddle Dr	Capistrano	4	2.5	2913	\$830,000	\$285	05/05/2006	70
3602 Contour Pl	Sheffield	4	3	2579	\$760,000	\$295	7/05/2006	5
3570 Gorge Pl	Sheffield	5	3	2865	\$810,000	\$283	06/05/2006	52
3697 Strata Dr	Sheffield	5	3	3373	\$845,000	\$251	06/29/2006	83
<b>Averages</b>		<b>4</b>	<b>2.94</b>	<b>2,673</b>	<b>\$791,234</b>	<b>\$310</b>		<b>62</b>

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