



CalaveraHills.info!

Newsletter & Community Support Information
Presented by Steve & Sue Landis, Keller Williams Realty, Tel: 760.715.6017



Dear Calavera Hills Friends,

We hope your summer is off to a great start! We're looking forward to some sunny days at the beach over the next few months. We feel so lucky to have beautiful Carlsbad beaches so close by.

One of the issues that has been percolating over the last few years in Carlsbad is what to do with El Salto Falls, which sits right on the border of Carlsbad and Oceanside (within walking distance of Calavera Hills). We imagined the Falls were small – just a little elevation change in the Buena Vista Creek and not much more than a trickle. We were surprised to find an actual flowing creek and a real waterfall! Read about it in our feature article.

We are also reporting on Wal-Mart's decision to stay out of Carlsbad. And at last, the Mira Monte Gate has been completed. We'll give you an update with photos in this issue.

Plus *Announcements* and our regular feature on the real estate market in Calavera Hills:

- A new business started by residents of Calavera Hills
- Real Estate Market Update
- Real Estate Sales in Calavera Hills

We hope you enjoy it!

Warm Regards,

Sue & Steve Landis

P.S. Your referrals are the heart of our business! If you know anyone that is thinking about buying or selling a home or investing in real estate and would like expert advice and first-class service, let us know. We appreciate your referrals very much and we'd like to thank you in advance for thinking of us!

In this issue...



El Salto Falls, Carlsbad
circa 1930



Wal-Mart Says 'No'!



The Mira Monte Gate
Is Completed

As El Salto Falls Stirs Our Imaginations Today, It Has Been A Focal Point For Native Americans For Over 9,000 Years

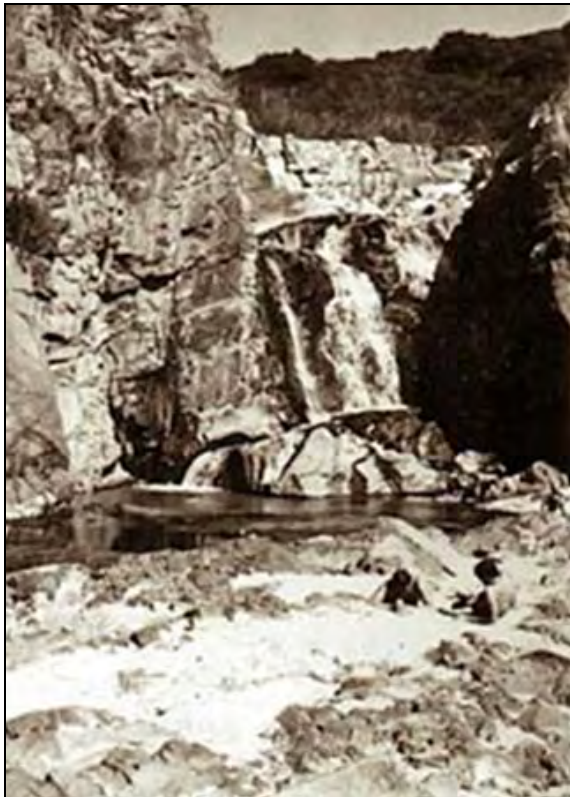
We were quite surprised to actually find a real waterfall when we went looking for El Salto Falls on the border of Carlsbad and Oceanside. Although children should be well supervised in the area, the falls can be easily viewed from behind Kohl's department store at the Quarry Creek Shopping center off College Blvd – off the bank on the northwest corner.

The falls and creek have come under threat several times in the last half century. With the sale of the land to a quarry company in 1961, the quarry and mining activity started chipping away at the area. Then in 2003 it had also been slated for removal when the shopping center was built, but the McMillin company agreed to build around it and preserve at least part of the creek and the falls.



A photo taken of El Salto Falls before the Quarry Creek shopping center was built and changed the height and the look of the falls.

The issue has come up again when McMillin proceeded with an option to buy the rock quarry. They plan on developing 150 acres of the site with primarily residential construction.



El Salto Falls was a favorite place to swim and relax in the early part of the 20th century. That's Calavera Hills in the background! Note the two people sun-bathing on the rocks.

Because of its importance to regional wildlife movement the area has been designated by the state and federal wildlife agencies as the highest priority land acquisition in the entire North County conservation plan.

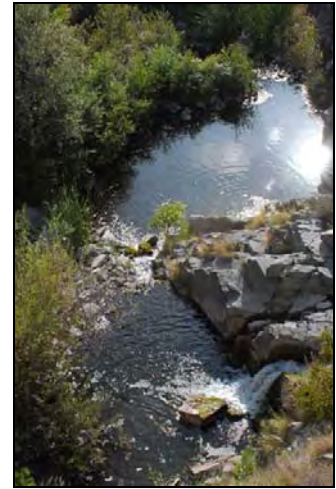
This time there are even louder cries by environmentalists and local Indian representatives that the development should spare what is left of the waterfall and creek and develop the immediate area around the falls and the creek as open space. The fact that the land is partly in Oceanside and partly in Carlsbad has made the issue slightly more complicated as well.

To the local Indian population, the land has been visited for thousands of years. Mel Vernon, a member of the San Luis Rey Band of Mission Indians, said the land is sacred and should be kept as open space. "When I look at that land I don't see profit, I see heritage," he said. "The ground itself, the rocks that are there, make this a special place."

In fact the Native American Heritage Commission recently registered the El Salto Falls as a sacred site – testimony to the long-term use of this area by Native Americans.

For environmentalists, they argue that the area serves as the primary regional wildlife corridor connection between the core habitat at Calavera

The area is also important in more recent history, as it was a popular place for the early Mexican and American settlers to spend time and cool off in the attractive and constantly flowing fresh water. In 1842, when Juan Maria Romoulo Marron was granted Rancho Agua Hedionda, the watershed was an important resource for cattle and settlers in the new village of Carlsbad. The springs were used to irrigate agricultural fields that remained in the Marron family into the 20th century.



A recent photo of El Salto Falls from the embankment behind Kohl's

The Marron adobe home still stands and is inhabited by a Marron descendent - Shelley Hayes Caron. "El Salto remains the tallest coastal waterfall in Southern California" said Caron. Caron said the quarry is home to migratory birds and other wildlife. "It's the last open space in the 78 corridor. It would be irresponsible to do anything but reclaim this land as open space." If you'd like additional information on the effort to save the falls and establish the area as permanent open space, please call (760) 729-1818.

Wal-Mart Says 'No'!

The city was supposed to get the nicest Wal-Mart in the nation, a place with \$100 bottles of wine. But it's not going to happen. Wal-Mart officials announced Tuesday afternoon that they have dropped their plans to build a small store at El Camino Real and College Boulevard. They're planning to put the 17-acre site back on the market, they said.

John Mendez, spokesman for Wal-Mart's Southern California region, said his company has decided to focus on building more of its supercenters ---- giant discount stores that have full supermarkets as well as clothing and home goods. The proposal to build a small, upscale version of a Wal-Mart discount store doesn't fit with that business model, he said.

There were other factors working against the Carlsbad proposal ---- a recently troubled national economy, plus a less than enthusiastic welcome from city officials and neighboring property owners. "In the long run, I think it's a good thing," Carlsbad Mayor Bud Lewis said Tuesday afternoon after meeting privately with Wal-Mart officials.

Lewis added that people who like to shop at the discount retailer already have plenty of local options because Wal-Mart has several stores in neighboring communities. "We have said for a long time that those stores are good for other communities, but we didn't want them," Lewis said.

(from SignOnSanDiego.com)



This photo shows the lot that was to hold the upscale Wal-Mart on the corner of El Camino Real and College Blvd.

Carlsbad has long been North County's least receptive spot for what are termed "big box" projects ---- large, free-standing stores. The city has had its strict shopping-center zoning requirements in place since the early 1990s, when Price Club opened its huge warehouse-style structure on Palomar Airport Road. The construction of that store, which eventually became a Costco, divided the community and

led to a requirement that large stores must be part of a shopping center complex rather than standing on their own.

That rule has essentially blocked any new giant stores from coming to town because there's a shortage of appropriately zoned land for large shopping center complexes. After word spread last fall that Wal-Mart had bought property in town, company leaders said they were envisioning a different sort of store for Carlsbad. One company official called it an "absolute paradigm shift," saying it would look more like a high-end shopping center than a discount store.

City Planning Director Don Neu said city officials were surprised to hear Wal-Mart was dropping its plans, but said they had always known the project would be a difficult fit for the lot because of its zoning. "I think from that perspective we felt it was going to be an uphill battle in terms of trying to make a Wal-Mart fit into that local shopping center zone," he said.

The 17-acre site is zoned for something like the recently built Henry's grocery store and other small shops at La Costa Avenue and Camino de los Coches, he said. Though the company had met with the city's planning department, no formal building plans were ever filed, Neu said, adding that he hopes whoever purchases the lot knows what they're buying. "Hopefully, whoever is looking at it will do some due diligence about what can be put on it," he said.

The Mira Monte Gate is Completed But Not Operational



The new gate on Mira Monte Dr, just north of Foothill Ave in Nantucket. The right side slides open when activated by the emergency vehicle activation system.

Since the completion of the Nantucket subdivision of Calavera Hills in 2001 the road connecting Carlsbad and Oceanside – Mira Monte Drive – has been blocked by road barriers. Several years ago many concerned residents lobbied to have the road permanently closed due to concerns about increased commuter traffic using the street as a short-cut during rush hour.

After several years of presenting their case and two prolonged traffic studies by Carlsbad and Oceanside, the Carlsbad City Council voted to keep the street closed to normal

traffic and to erect a gate that could be opened for emergency vehicles when needed. The construction of the gate began over a year ago and was recently completed. In about two weeks a city inspection will be done on the gate and a 'punch list' will be created for the contractor to fix any items that are not to specification. Testing will be done at that time as well to ensure that the emergency open/close system is working. Once the punch list has been addressed by the contractor, which the city is hoping will be within a couple of weeks after the review, the gate will become operational and the 'temporary' cement barricades will be removed. Congratulations to all who contributed to this effort!

Announcements:



A New Business Started by Calavera Hills Residents:

CONTACT: Xiaowen Liu, Center Director, The Tutoring Center, Oceanside, (760) 631-4800

The Tutoring Center in Oceanside, owned by Xiaowen and Changhua Sun, who have been Calavera Hills residents for nearly 10 years, is going to celebrate its Grand Opening on July 1, 2008.

Both of the owners hold Master's degrees in engineering from state universities. "As Carlsbad residents with two children, we understand the importance of mastering basic skills as well as complex concepts," said Xiaowen, Center Director. "Carlsbad schools are known for their high standards, and our one-to-one approach at The Tutoring Center can help children achieve their fullest potential."

In the next decade private tutoring services will play a vital role in helping the children of our community. "This is an important day for Carlsbad residents," said Dr. Edward Thalheimer, President and Founder of The Tutoring Center, one of the most successful and fastest growing franchise companies of its kind. "The Carlsbad community has made a strong commitment and investment to help improve the lives of children and families that live there." The Tutoring Center, Oceanside is the first center of this franchise company opened in San Diego County.

"We are very proud of this new after-school learning center," said Xiaowen, "but we are most excited about the potential it represents for the residents of this community. We have done something important that will improve children's lives for years to come."

The Tutoring Center specializes in individualized, one-to-one instruction to improve academic skills for children from kindergarten through 12th grade. Subjects include Reading, Writing, Math, Algebra, Geometry and more. The Tutoring Center has sessions available Monday through Thursday. Children may attend two or three sessions per week. More information on the academic programs offered can be obtained from their website www.tutoringcenter.com or call 760-631-4800.

Real Estate Update:

Home prices continued their slide over the last couple of months, with sales volume continuing to be off last year's pace. An interesting trend that we've seen recently in the property market is that some homes are selling quickly (within 40 days) and even getting multiple offers. Ironically, even though there are over 20,000 homes on the market in San Diego County, the number of homes that are priced right, have no significant negatives, and where the owner is capable of closing the sale without bank approval, is relatively small. So if a buyer wants or needs a home that they can move into without significant fix-up costs and/or time delays due to the lengthy bank-approval process, they are having to make offers on this smallish inventory of available listings – hence a higher demand that you would think in this market segment.

There is, however, a positive trend for those who are in the unfortunate situation of having to sell their home as a 'short sale.' A short sale is where the owner sells a home for less than is owed to the lender and the lender forgives the debt. One important condition for a short sale to be considered is that the owner must be able to prove a 'hardship' (i.e. lost job, divorce, health problem, etc). For the last year short sales have been taking a long time to get approved, if at all. Banks, however, are starting to see the big advantage in selling properties before they go to foreclosure. As a result, many banks have improved their processes and turnaround times for handling and approving short sales and an increased number of homes are being sold in this way.

CALAVERA HILLS REAL ESTATE SALES – Detached Homes Built Since 2000**Active Listings** Market Report for Barrington, Nantucket, Sheffield, Capistrano, Montara, The Cliffs, Ravinia and Summerhouse

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
2975 Cliff Cr	The Cliffs	4	3	1327	\$353	\$469,000	46
3433 Moon Field Dr	Summerhouse	4	3	2165	\$298	\$545,000-\$645,000	163
3615 Promontory Pl	Barrington	3	3	2160	\$300	\$619,000-\$649,000	53
3522 Harwich Dr	Barrington	4	3	2160	\$305	\$639,000-\$659,000	42
3483 Pleasant Vale Dr	Ravinia	5	3	--	--	\$810,000	40
3469 Ravine Dr	Ravinia	4	3	2164	\$298	\$599,000	42
3510 Rock Ridge Rd	Montara	4	2.5	2855	\$255	\$699,000-\$729,000	25
4678 Meadow Dr	Summerhouse	4	4	2804	\$271	\$759,000	73
3611 Contour Pl	Sheffield	5	3	2865	\$293	\$760,000-\$840,000	92
3575 Rock Ridge Rd	Montara	4	3	2164	\$298	\$645,000	42
3887 Stoneridge Rd	Nantucket	5	3	--	--	\$719,000-\$725,000	86
3514 Rock Ridge Rd	Montara	4	3	2164	\$298	\$595,000-\$645,000	31
3485 Pleasant Vale Dr	Ravinia	3	3	2170	\$276	\$600,000	60
3934 Rill Ct	Nantucket	4	3	2622	\$278	\$729,000	27
3542 Harwich Dr	Barrington	4	3	2287	\$317	\$725,000	29
3639 Terrace Pl	Sheffield	5	3	3315	\$256	\$849,000	11
3585 Gorge Pl	Montara	5	3	3327	\$256	\$855,000	2
3556 Bluff Ct	Barrington	3	3	1957	\$370	\$675,000-\$725,000	126
Averages		4	3	2,479	\$290	\$716,941	56

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
3998 Foothill Ave	Nantucket	4	3	2944	\$280	\$825,000	05/12/2008	36
3872 Stoneridge	Nantucket	4	4	2765	\$247	\$650,000-\$685,000	06/02/2008	8
3567 Cay Dr	Barrington	4	2.5	2160	\$289	\$624,900	06/04/2008	9
3593 Granite Ct	Montara	3	3	2861	\$215	\$579,000-\$616,000	06/11/2008	116
3953 Foothill Ave	Nantucket	4	3	2944	\$243	\$716,900	06/23/2008	14
3467 Moon Field	Summerhouse	4	3	2476	\$258	\$639,000	06/27/2008	57
Averages		4	3	2,692	\$256	\$684,467		40

Sold SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3426 Ravine Dr	Ravinia	4	3	2597	\$640,000	\$246	01/29/2008	66
4737 Crater Rim Rd	Ravinia	3	2.5	2170	\$712,740	\$328	01/18/2008	10
3434 Rich Field Dr	Summerhouse	4	3	2165	\$660,000	\$304	02/04/2008	33
3766 Saddle Dr	Capistrano	3	2.5	2726	\$650,000	\$238	02/20/2008	128
3638 Terrace Pl	Sheffield	5	3	3315	\$835,000	\$252	02/28/2008	10
3449 Moon Field Dr	Summerhouse	4	3	2165	\$550,000	\$254	03/28/2008	51
3990 Foothill Dr	Nantucket	3	3	2050	\$590,000	\$302	04/02/2008	76
3864 Stoneridge Rd	Nantucket	4	2.5	2662	\$618,000	\$244	04/04/2008	34
3733 Saddle Dr	Capistrano	4	3.5	3190	\$740,000	\$232	04/15/2008	111
3965 Foothill Ave	Nantucket	5	3	2944	\$690,000	\$234	04/17/2008	7
3431 Pleasant Vale Dr	Ravinia	5	3	2944	\$690,000	\$240	04/17/2008	7
3444 Moon Field Dr	Summerhouse	4	4	--	\$730,000	\$234	04/30/2008	54
3906 Rill Ct	Nantucket	4	3	2944	\$740,000	\$251	05/02/2008	28
3516 Rock Ridge	Montara	4	3	2691	\$599,000	\$222	05/09/2008	101
4658 Meadow Dr	Summerhouse	4	3	2805	\$683,000	\$243	05/09/2008	25
4672 Meadow Dr	Summerhouse	4	3	2476	\$348,000	\$261	06/09/2008	6
3566 Sand Ct	Montara	4	3	2691	\$625,000	\$232	06/16/2008	50
3635 Promontory Pl	Barrington	4	3	2160	\$575,000	\$266	06/23/2008	19
Averages		4	3	2,615	\$663,124	\$255		45

This information was compiled by the Landis Real Estate Team on June 30, 2008 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation

Sold by The Landis Team!

The Landis Team Listings!

CALAVERA HILLS REAL ESTATE SALES – Detached Homes Built Before 2000

Active Listings Market Report for The Colony/Edinburgh Estates and The Knolls

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
3174 Seabury Street	The Knolls	3	3	1791	\$273	\$489,999	53
Averages		4	3	1791	\$273	\$489,999	53

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
NONE		0	0	0	\$0	\$0		0
Averages		0	0	0	\$0	\$0		0

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

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	OMD	DOM
2710 Glasgow Dr	The Colony	3	3	1831	\$550,000	\$300	01/09/2008	87
2761 Glasgow Dr	The Colony	4	3	2089	\$649,000	\$310	01/09/2008	14
2730 Inverness	The Colony	3	2	1850	\$540,000	\$291	05/05/2008	35
3528 Simsbury Ct	The Knolls	3	2.5	1791	\$525,000	\$293	06/17/2008	20
Averages		3	3	1,890	\$566,000	\$299		39

CALAVERA HILLS REAL ESTATE SALES – Attached Homes Built Since 2000

Active Listings Market Report for Mystic Point

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
4087 Peninsula Dr	Mystic Point	2	2	1363	\$290	\$395,000	244
4109 Karst Rd	Mystic Point	3	2.5	1535	\$289	\$399,000-\$444,000	178
3752 Jetty Pt	Mystic Point	3	2.5	1535	\$273	\$419,760	81
4088 Karst Rd	Mystic Point	3	2.5	--	--	\$399,000-\$430,000	45
4086 Karst Rd	Mystic Point	2	2	1341	\$297	\$399,000	32
Averages		3	2.3	1,444	\$288	\$417,552	109

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
4113 Peninsula Dr	Mystic Point	3	2.5	1535	\$306	\$469,990	06/02/2008	28
Averages		3	2.5	1,535	\$306	\$469,990		28

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

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
4117 Peninsula Dr	Mystic Point	3	2.5	1411	\$420,000	\$298	01/25/2008	97
4107 Peninsula Dr	Mystic Point	2	2	1341	\$389,000	\$290	01/30/2008	77
3685 Jetty Pt	Mystic Point	3	2.5	1535	\$492,000	\$321	02/11/2008	72
4014 Backshore Ct	Mystic Point	3	2.5	1502	\$435,000	\$290	02/25/2008	13
4047 Peninsula Dr	Mystic Point	3	2.5	1390	\$415,000	\$299	04/02/2008	10
3705 Jetty Pt	Mystic Point	3	2.5	1411	\$425,000	\$301	05/23/2008	90
4060 Peninsula Dr	Mystic Point	3	2.5	1535	\$469,900	\$306	06/24/2008	13
4090 Peninsula Dr	Mystic Point	2	2	1341	\$390,000	\$290	06/26/2008	205
Averages		3	2.3	1,433	\$429,488	\$299		72

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CALAVERA HILLS REAL ESTATE SALES – Attached Homes Built Before 2000

Active Listings

Market Report for The Villas, The Crest, The Trails, The Cape

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
2845 Andover Ave	The Villas	2	2	1000	\$325	\$250,000-\$275,000	132
3541 Cedar Bridge Wy	The Villas	3	2	1362	\$279	\$359,900-\$379,900	160
3724 Lenox Ct	The Crest	3	2.5	1693	\$236	\$399,900	108
3763 Portland Ct	The Crest	3	3	1693	\$266	\$400,000-\$450,876	159
3550 Ridgewood Way	The Villas	3	2	1512	\$248	\$375,000	43
3720 Bennington Ct	The Crest	3	3	1693	\$239	\$405,000	40
2829 Andover Ave	The Villas	3	2	1362	\$263	\$359,000	29
2993 Lexington Cr	The Cape	3	3	1452	\$275	\$399,000	11
		3	3	1471	\$260	\$380,460	85

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

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
2810 Fairfield Ave	The Villas	2	2	994	\$291	\$274,900-\$289,900	6/12/2008	321
3778 Portland Ct	The Crest	3	2	1276	\$274	\$349,000	5/21/2008	114
2890 Sanford Ln	The Crest	2	2	1000	\$325	\$325,000	5/28/2008	85
2866 Andover Ave	The Villas	2	2	1362	\$246	\$334,900	6/26/2008	20
Averages		2	2	1158	\$284	\$324,700		135

Sold SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
2954 Cape Cod Cr	The Cape	2	2.5	1435	\$355,000	\$247	3/07/2008	43
3511 Providence Ln	The Villas	3	2	1512	\$375,000	\$248	2/29/2008	27
3018 Greenwich St	The Trails	4	2.5	1701	\$411,000	\$242	3/24/2008	98
2974 Lexington Cr	The Cape	4	2.5	1724	\$445,000	\$258	3/28/2008	25
3518 Hastings Dr	The Trails	4	2.5	1997	\$475,000	\$238	4/25/2008	19
3042 Glenbrook St	The Trails	4	3	2390	\$505,000	\$211	2/19/2008	73
3048 Glenbrook St	The Trails	5	3	2277	\$508,000	\$223	4/18/2008	26
3611 Harwich Dr	The Trails	4	3	1997	\$470,000	\$235	5/14/2008	112
3786 Portland Ct	The Crest	2	2	1000	\$320,000	\$320	5/30/2008	117
3533 Hastings Dr	The Trails	4	3	1997	\$473,000	\$237	6/11/2008	6
3015 Glenbrook St	The Trails	3	2	1362	\$420,000	\$308	6/20/2008	6
Averages		4	3	1763	\$432,455	\$252		50