

Sage Canyon Encinitas, LLC
P.O. Box 231594
Encinitas, CA 92023

January 8, 2019

Ms. Diane S. Langager
Principal Planner
Development Services Department
City of Encinitas
500 S. Vulcan Ave.
Encinitas, CA 92024

RE: HOUSING ELEMENT UPDATE MAP ID 6 (SAGE CANYON DRIVE)

Dear Diane:

The purpose of this letter is to inform you that on August 20, 2018, Sage Canyon Encinitas, LLC, a California Limited Liability Company, acquired the 5.23 acres of vacant land located on the southeast corner of Sage Canyon Drive and El Camino Real (APN 262-061-85-00) from Pacific Canyon LLC as evidenced by a grant deed recorded with the County of San Diego.

As stated in my letter to you dated May 24, 2018 (attached hereto), if the City chooses to change the zoning of the subject parcel to allow for 25-30 residential units per acre, Sage Canyon Encinitas, LLC is interested in pursuing a development consistent with the new zoning in lieu of moving forward with the 10-lot subdivision the subject property is currently entitled for.

Sincerely,



Keith Harrison
Managing Member

Keith Harrison
P.O. Box 231594
Encinitas, CA 92023

May 24, 2018

Ms. Diane S. Langager
Principal Planner
Development Services Department
City of Encinitas
500 S. Vulcan Ave.
Encinitas, CA 92024

RE: HOUSING ELEMENT UPDATE MAP ID 6 (SAGE CANYON DRIVE)

Dear Diane:

As we previously discussed, I have entered into a binding contract to acquire the 5.23 acres of vacant land located on the southeast corner of Sage Canyon Drive and El Camino Real (APN 262-061-85-00) from the current owner. I have released all my contractual contingencies and my earnest money deposit is non-fundable subject to a couple relatively minor updates the seller is required to provide prior to closing, which is scheduled to occur soon.

The property is currently entitled with a 10-lot tentative map, but a grading plan has not been submitted to the City. The environmental constraints of this site have already been delineated, usable acreage determined, and necessary utilities are easily accessible. If the City chooses to change the zoning of the subject parcel to allow for 25-30 residential units per acre, and adopts development standards that make it feasible, I am interested in pursuing a development consistent with the new zoning in lieu of moving forward with the 10-lot subdivision.

Please let me know if you would like any additional information.

Sincerely,



Keith Harrison