



Dedicated to a continuing rural atmosphere

From The Chair
By Evelyn Alemanni

Congratulations to Arie Franken for being elected to the town council board of directors.

Our board had a busy year. The newsletter has expanded from 8 to an average of 16 to 18 pages each month. We have a record number of paid subscribers and a record number of ads. Our newsletter goes each month to more than 200 Elfin Forest /Harmony Grove families who care about preserving our rural environment.

We reviewed and commented on more EIRs than ever, and with each EIR, we are careful to ask for mitigation for our community and for open space to be deeded to The Escondido Creek Conservancy. We have been closely following the County's GP2020 plan, and have lobbied for keeping Elfin Forest zoning at the current density. We have also been working with the Harmony Grove subcommittee to help them in their efforts to secede from Escondido's sphere of influence.

A survey of the community was taken and results have been published in this newsletter and on the community website (www.efhgtc.org). We continue to maintain the website and send periodic elf alerts.

Janet McGurk and Rachel Barnes co-chaired a really great 4th of July picnic and will do so again this year. Janet was also responsible for creating our EIR library in the fire station. Now, more than ever, we need your help to preserve the character of our beautiful community. Please encourage your neighbors to subscribe to the *chaparral* and to come to town council meetings.

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IMPORTANT - LAFCO Meeting On Harmony Grove/Escondido SOI on February 26th

It is likely that Escondido will continue to ignore the requests of HG residents to be removed from their sphere of influence (SOI). But this is not Escondido's decision. Only LAFCO can decide if we stay or leave the SOI. It is important for our community to attend these meetings (City Council hearing on SOI is February 26th at City Hall) to show LAFCO our desire to be removed from Escondido's influence. If we can make a strong showing at the LAFCO public hearings, we can prevail and can leave the SOI.

Town Council Meeting – Wednesday, March 5th @ 7:30 pm.

At The Elfin Forest/Harmony Grove Fire Station

Topics: Elfin Forest Community Foundation – How to apply for a grant.

Update on Harmony Grove Village plans.

SANDAG Regional Comprehensive Plan Workshops

The San Diego Association of Governments (SANDAG) is holding a series of workshops to gather public comment for a Regional Comprehensive Plan. It's important that Elfin Forest, Harmony Grove, and Eden Valley residents attend these workshops and speak up so that our neighbor cities don't unilaterally decide that our communities are where they want roads, industry, and other infrastructure to serve their needs for growth.

Participants will take part in problem solving exercises involving housing, planning and land use, the environment, and transportation. A draft of the plan is expected to be completed by the end of this year and a final document is expected in mid-2004.

The County of San Diego, the cities of San Diego, Chula Vista, and Santee are all updating their general plans. The SANDAG workshops are focused on obtaining residents' input on the Regional Comprehensive Plan (RCP) that will be different from the local general plans but will build upon them. In creating the RCP, SANDAG does not have the requirements placed on them that local jurisdictions have in terms of specific requirements related to local general plans.

So, the RCP will identify the regional vision, regional core values, and regional priorities as a way to come to consensus on what SANDAG wants for the region in the long term. It will assess our infrastructure needs and recommend a financing strategy to be able to move toward implementation.

The workshops are for everyone in the region, including residents of the unincorporated communities. There will be one at the San Marcos Community Center on March 10 from 6 p.m. to 8:30 p.m. Participants are asked to RSVP. More information is available by calling 619-595-5316, visiting www.sandag.org/rcp, or by sending email to rcp@sandag.org.

Brushing, Grading, Clearing Questions?

If you have questions about guidelines, policies and standards for brushing, grading, and clearing, or if you need to report a violation, call the County Department of Planning and Land Use 760-940-2893

Motorcyclist Killed On Harmony Grove Road

On Saturday, February 1st a 39 year-old Carlsbad man crashed his motorcycle into a group of oncoming motorcyclists on Harmony Grove Road. He died the next day from his injuries.

Here's Nona Barker's account of the incident: Three other people were injured. One woman with spinal /rib injuries required surgery. Her husband had elbow fractures and abrasions. Another man suffered abrasions and a slight concussion. Chief Twohy, first on the scene, was coming home from Costco when his pager went off at 4:30 p.m. He quickly determined what resources were needed: a helicopter and two ground ambulances.

I arrived next on rescue 2890 along with Captain John Rayes and Engineer Dave Jones. Fifteen motorcycles and approximately 30 people were involved. It was hard to tell where the patients were. We all took a deep breath. I gave instructions to the crew and we went to work. We hot-loaded the critical patient into a BLS ambulance and sent him to the helicopter landing zone, with Dave Jones riding along. Frank, Dave, and John Rayes took over the patient and landing the helicopter. I stayed on scene and began working on the woman with spine injuries. 2811 arrived with Engineer Bob Kephart, Captain/EMT Mike Sampson and FF/EMT Tim Costanzo. I turned my patient over to Mike Sampson while Tim treated another man. We loaded all three patients into an ambulance. Mike Sampson rode with them to the hospital, helping treat all three patients. Capt. EMT Dawn Pettijohn and Firefighter EMT Matt Sampson arrived and began traffic control.

I looked up and asked if anyone else had crashed and needed assistance. Thankfully, all said no. By this time 2881 arrived with EMTs Bethany Love, Joy Schuler, Dallas Neville, and firefighter Mike Shea. They were put to work cleaning up the debris left on the roadway. We cleared the scene at 6:30 p.m. Back at the station Chief Twohy debriefed the incident. We restocked supplies in the trucks and took the trucks for fuel. I got home at 8:30 p.m.!

This incident was caused by one thing only: Speed! We all feel very sorry for the man who caused the accident and died. He left behind a wife and children. It's so sad!

Minutes Of Elfin Forest/Harmony Grove Town Council Meeting

By Patti Newton

DATE: February 5, 2003

MEMBERS PRESENT: Evelyn Alemanni, Eric Anderson, Mid Hoppenrath, Janet McGurk, Patti Newton, and Nancy Reed.

CALL TO ORDER: 8:20 p.m.

UPDATES: **Mid Hoppenrath** updated the community on the Escondido Planning Commission meeting regarding the Sphere of Influence (SOI). More than 40 residents attended, the majority of whom favored removal of Harmony Grove from the Escondido SOI. The tone of the planning commissioners was patronizing and hostile, suggesting the County and our own town council are not to be trusted. They cautioned residents put their full faith and confidence in the city. The next meeting is February 26th at Escondido City Hall.

Nancy Reed discussed the meeting set for 9 a.m. and 2:00 p.m. this coming Friday for Planning Groups and town councils to discuss GP2020 zoning issues. Maps will be available and input is vital.

Evelyn Alemanni filled in some dead time while waiting for our guest speakers, the OMWD, to show for an 8:30 time-certain presentation (they failed to show at all). Ballots were being counted for fire board and town council election results. Among the topics she addressed were a welcome to newly elected board member **Arie Franken**. The *chaparral* now has over 200 paid subscribers, is up to 18 pages/month, and has a record number of paid advertisers. This past year this community reviewed many EIRs and negotiated with developers to ensure our community's best interest was served. She stressed the importance of supporting community organizations like the fire department, community foundation, TECC, etc. The survey results are still being analyzed and promise to be an accurate reflection of the community wants/needs. **Janet McGurk** and **Rachel Barnes** successfully organized the Fourth of July picnic last year and ended up with proceeds to distribute to the fire department. The EF/HG town council **web site** is updated monthly so please check it often for updates. **Elf Alerts** have been very successful. Kudos to **Mid Hoppenrath** on her outreach efforts relating to the HG village

concept issues. **Janet McGurk** spearheaded the effort to launch an EIR library at the firehouse; it is finally finished and available to receive EIR and archival materials. The new **Community Guide** is underway; we welcome submissions of articles and photos for inclusion. More EIRs are on the way. University Commons has asked for the elimination of a 5-acre park and the addition of 308 dwelling units (in addition to the 100 they already had stealthily approved by San Marcos). They state there will be "no traffic impact." (Really!). San Elijo Hills is notably upset about this (they were informed by our town council, not the City of San Marcos!). The EIRs for the San Elijo Hills **golf course** and the **Quail Ridge** project are due out soon. **Eden Valley** residents have circulated a petition for formal representation by the EF/HG town council. We will have a trial run (a year?) and may change the by-laws to accommodate them. Although San Elijo Hills promised to pay for extra **sheriff patrols** in this area, the sheriff states they are not warranted.

ADJOURNED: 8:35 p.m

Elfin Forest Garden Festival

By Evelyn Alemanni

Mark your calendar for **May 3, 2003** – that's the date of the first ever Elfin Forest Garden Festival. Tell your friends! Tickets are limited, so order yours today using the flyer that's included in this newsletter.



You can also order your tickets online at www.elfinforestgardens.info.

We need a few more volunteers for May 3 to help host in the gardens, sell tickets, and help with the raffle and silent auction. Our volunteers will receive a special edition Garden Festival t-shirt with gorgeous full-color art by Jennifer Coburn. They will also get a special pass for the preview tour. Call me (760-471-7224) or email (alemanni@allea.com) and tell me that you want to help in some way.

Questions About Landscaping?

People who have questions about landscaping issues (trails, signs, etc.) please contact Frank Oddo at frankoddoarts@aol.com or 760-744-6393.

Minutes Of The EF/HG Fire Auxiliary By Mary Garman

DATE: February 12, 2003

Meeting called to order at 7:10 p.m. Minutes read and approved.

Each auxiliary member signed up for a month to help the fire department in case of a fire.

Discussion of our annual Pancake Breakfast that will be held the first part of June (date to be decided at our next meeting in March.)

June will start our Saturday Farmers Market. Each Saturday morning from 8-11 a.m., June through August. Vegetables, flowers, and crafts can be sold in the fire department parking lot. Start your gardens now and join the Farmers Market.

We will be selling Entertainment Books at the annual 4th of July event. All proceeds to be donated to the Fire department.

Adjourned: 8:15 p.m.

Showcase Your Writing And Photography In The New Community Guide

A brand new edition of the community guide is being prepared. The community guide reflects all of us. One of the themes to emphasize in the next edition is helping new neighbors understand things that they might not know about if they've never lived in a rural community.

Another objective is to include information about the history of Harmony Grove – it's unique heritage and its settlers.

If there's something you'd like to see in the community guide or there's an article you want to write or update or you have photos (historical or recent) to share, please contact Evelyn Alemanni (alemanni@allea.com or 760-471-7224).

Election Results

Elections were held at the February Town Council meeting for seats on the Town Council Board, the Fire Advisory Board of Directors, and the Elfin Forest Community Foundation.

All candidates for the Town Council Board (incumbents Mid Hoppenrath, Patti Newton, and Nancy Reed and freshman Arie Franken) were elected. A new council chairperson, succeeding current Chair Evelyn Alemanni, will be selected at the next meeting of the Board.

Joining or returning to the Fire Advisory Board of Directors are Rob Hill, Susan Cronshaw, and Byron MacFarlane. Despite the slate of candidates, all of whom were elected, an additional seat remained open on the Board. Dorothy Caldwell has indicated her desire to participate and will assume the remaining opening.

Incumbent Directors Steve Barker and Dave Kaplan as well as new member Sue Hill were elected to the board of the Elfin Forest Community Foundation.

Congratulations to the successful candidates and our thanks for perpetuating the volunteer spirit in our community.

University Commons Contact

To report any problems with the University Commons project in progress along San Elijo and Rancho Santa Fe Roads, please call David Poole at 858-481-8500. David claims no one has complained to him about safety! Don't hesitate to call him!

Calendar for March 2003

Date	Time	Event
Weds 3/5	7: 30 pm	Fire Board Meeting, EF/HG Town Council Meeting
Tues 3/4, Tues 3/18	1:30 pm to 3:30 pm	Bookmobile@Firehouse
Tues 3/4, Tues 3/18	7 pm	Fire Training@Firehouse
Every Fri	10 am – noon	Playgroup
Every Thurs	6:30 pm	Yoga
Mon 3/10	7 pm	Fire Board@Firehouse
Weds 3/12	7 pm	Fire Auxiliary@Firehouse
Sat 3/22	8 am	Fire Training@Firehouse

GP2020 Update - What Downzoning Means To You

By Dahvia Locke, SD County Planner

The County general plan update proposes that some lots along the Elfin Forest/Harmony Grove border may be downzoned; meaning that a larger lot will be required to build one home. But it is important to remember that if your parcel is currently a legal lot, then you are permitted to build an individual home on that lot (barring any sort of very unusual circumstances at the code or environmental regulation level, etc.). It is something of a grandfathered right.

The General Plan density (as opposed to actual "zoning") is meant to affect future subdivision of land only. Zoning, which indicates minimum parcel size, is used to further restrict property use by assigning minimum parcel sizes and other use limitations.

For example, if you have a lot that is 9.25 acres and the zoning is changed to one unit per 20 acres, it doesn't matter that your lot is only 9.25 acres - as long as it is a legal, buildable lot, then you are permitted to build a home within the parameters of your zoning regulations. The zoning (as opposed to the General Plan density) will tell you the minimum lot size permitted (this is where actual lot size does matter, you can confirm this with your APN). Sometimes the minimum lot size is consistent with the density (in this case, 20 acre minimum parcel size), but the county is decoupling lot size and density so that lot sizes may be smaller. Either way, you are (almost without exception) permitted to build a home on any legal, buildable lot.

I hope that this helps. Our zoning specialists are very helpful in clarifying any specific zoning questions and may be reached at 888-267-8770 or 858-565-5981.

No Trespassing

Did you know that the sheriff can only ticket trespassers on your property if you have filled out the sheriff's official trespassing form? You should also have your property marked with no trespassing signs so they can enforce it. The forms need to be resubmitted every six months. Call Sgt. Gary Floyd at 760-510-5231 to get forms faxed or mailed to you.

Transfer of Development Right (TDR) Program Explained

A Transfer of Development Right (TDR) program is a mechanism where development credits are transferred from one location (Sending Area) to be used to increase development potential in another location (Receiving Area). Lands are typically designated as Sending Areas in order to preserve them from further development. TDR programs are currently used to help preserve farmland or other sensitive areas in several locations throughout the country. Because TDR programs are complex and difficult to administer, use of TDRs would be limited to geographically similar sub-regions and would function on a smaller scale than a Purchase of Development Right program.

In relation to the General Plan 2020 update, TDRs would serve as a secondary mechanism to transfer development credits from areas where a reduction in density is proposed. Those development credits could then be used in designated receiving areas. In exchange for the transfer of development credits, properties would be subject to a deed restriction and/or conservation easement limiting further development potential on that property. However, landowners retain fee title to the property and are able to utilize the property for agriculture or other non-development purposes.

At this point in time, the framework for a TDR program is not complete. However, staff is continuing to work with members of the Interest Group to complete the remaining items and determine how a TDR program would function in conjunction with a PDR program.

{Editor's note: source of this article was the County's own GP2020 Notice.}

EIR Library Needs Your Old EIRs

Janet McGurk has established a library in the fire station for old town council records and environmental impact reports. If you have any EIRs or items that belong in the town council archives, please bring them to the town council meeting on January 8th and give them to Janet or contact her at 760-471-8937 or mcgurk@bytebloc.com.

What Has Your Local Government Done for You Lately?

By Mid Hoppenrath

The Escondido planning commissioners considering the SOI modifications asked me why we feel we can trust the county more than we can trust the City of Escondido. I think the following table makes our point quite clearly:

References:

1. City of Escondido Sphere of Influence Study, City of Escondido. Aug 09, 2002. p. 2-74—2-75.
2. North County Times. Council stops Harmony Grove, Deer Springs study. Erin Massey. 2/23/01.
3. NCT. City must continue to study Harmony Grove. Jerry Kaufman Commentary, 3/08/01.
4. NCT. Country Club Drive path of opposition. Erin Massey. 11/23/01.

County of San Diego	City of Escondido
In 1990-1995, left us alone	In 1990, proposed portions of Harmony Grove be designated “Campus Industrial” ¹ ; residential areas would be rezoned industrial; residents complain.
In 1996-8, left us alone	In 1996-7, again proposed portions of Harmony Grove be designated “Campus Industrial.” City later decided to “take no further action on the Harmony Grove and Deer Springs/I-15 areas” ¹ .
In 1999, left us alone	In 1999, despite vigorous community opposition, the City of Escondido proposed a general plan amendment with two alternatives for Harmony Grove: either 37 homes and 5.2 million square feet of industrial/commercial development, or 37 homes and 2.6 million square feet of industrial/commercial development. Existing residential would be rezoned either industrial or mixed use. Country Club Drive was to be widened and extended to Del Dios Highway, opening up our area to route 78 cut-through commuter gridlock. This was a <i>city-initiated</i> GP amendment. Prop S was already in place; HG residents have no vote.
In 2000, left us alone	In 2000, City Council voted to ignore citizens’ requests to prevent Mr. Fenton from beginning up to 12 years of blasting and rock crushing in Quail Hills for industrial park.
In 2001, North County Metro Planning Area planner proposes 7.3 DU per acre throughout valley per GP 2020; residents complain.	In 2001, City Council voted 3 to 2 to again postpone further study of industrialization of Harmony Grove. Mayor said time was not right for industrialization of Harmony Grove. ²
New county redistricting places HG/EV and Elfin Forest together in same district as per residents’ request.	Former Councilman Jerry Kaufman is quoted as saying "It is critical that we continue to pursue the study of Harmony Grove to at least determine the feasibility of industrial development for that area." ³
Added a 7-ton weight limit to Country Club Drive at residents’ request; determined initial speed limit at residents’ request.	City engineer testifies against adding a weight limit to Country Club Drive when residents petitioned county, saying that it “might force big trucks into the city’s busy commercial area . . .” ⁴
In 2002, withdrew proposed 7.3 DU/acre zoning when shown community-designed village map; agreed to let HG work with San Dieguito Planning Group planners to allow representation in a planning group; held visioning workshops with the community to design the village cooperatively with residents (more are planned for 2003).	In 2002, still has had no outreach to determine residents’ wishes
Planned several miles of recreational trails in HG / EV at residents’ request.	Have planned no trails in Harmony Grove/ Eden Valley.
Added “Welcome to Harmony Grove” sign at residents’ request.	Denied that Harmony Grove is a separate community in SOI report.
Sent formal letters to Escondido in support of HG leaving SOI at residents’ request.	City planners refused to expand SOI study area to include all of HGEV community after repeated requests to do so.
In 2003, attended Escondido Planning Commission meeting to speak on behalf of HG leaving Escondido SOI at residents’ request.	In 2003, City planning commission voted 7-0 to deny residents’ request to leave SOI, saying that HG was better off with Escondido because they “listen” to us.

Development Rights For Dummies: Meet The “DRU”

By Patsy Fritz

As the County plods through updating its General Plan the fireworks over “GP2020” continue. The sound and fury is heard from those whose land can be divided under current zoning but who are losing density by being “downzoned” under GP2020 - so that others closer to town can be “upzoned” for greater density – real winners, given a bonanza.

It’s time to stop castigating the devastated “losers” as “land speculators”. They bought their land in good faith, often farming it. Many hoped to divide later so their kids could inherit it. Or build next to them. Or they saw it as a “land bank” to keep them out of the poor house in retirement. So please understand why they look at GP2020 as The County Vampire – sucking the blood out of their economic life.

And while County Supervisors ordered an “equity mechanism” for the process, their planners insist it be kept separate from the General Plan - if they could find such a mechanism. For certain: there's no government money for this. But there is an equitable solution - all carrots, no sticks - meet the “DRU” (Development Rights Unit). Here’s my proposal:

First, downzone nobody! (One exception: if the land is an Agricultural Preserve the minimum lot size should be preserve size: 10 to 40 acres.) For all other residential property it’s time to codify development rights, based on current zoning, to be sold on the open market, separate from the land just like oil rights.

Next, give upzones by overlay only, requiring the developer to buy DRUs to build the additional homes, and only within the same Community Planning Area. This keeps the town’s population in balance. The overlay is a conditional up-zoning.

Again, one exception: waive the requirement to purchase DRUs for up to 25% of the lots in the proposed development - provided those homes are affordable for families at, or under, the County’s median income.

How to establish DRUs? The land owner applies to the County to review his parcel, consider environmental restraints and establish potential DRUs under current density. One DRU must always

stay with the parcel for the current residence (or future home if it’s an unbuilt lot). Make this revenue-neutral to the County: staff time is charged to the applicant, but would be far less than subdivision costs. Only owners wishing to sell excess DRUs need apply. Nobody is forced to sell.

Buyers needing DRUs can advertise, contact large landowners directly or call local Realtors. Sales must be recorded and the County Assessor advised.

For example, if I have excess DRUs, I can keep them, sell to a developer, sell to a conservancy - cheaper for the conservancy than buying the land - give them to a conservancy (and get a tax deduction) or leave them as a legacy. The conservancy can resell the DRUs - they’re simply a commodity. When my excess DRUs are gone, my land cannot be divided.

Under my proposed DRU program:

- * No property owner gets financially devastated by a downzone.
- * No property owner gets miraculously enriched by an upzone. To invoke his higher-density overlay he needs to purchase DRUs.
- * Country towns’ population stay balanced because transactions take place within the same Community Planning Area.
- * No buildable parcel is left as an orphan lot - each maintains one DRU for the existing or future home.
- * Conservancies can buy DRUs cheaper than land, and can receive them as contributions or bequests.
- * At last, here’s a real incentive for affordable housing.
- * All at no cost to the taxpayer.

Now, how do you like them carrots?

Patsy Fritz is a commercial avocado grower in Valley Center. She served as a County Planning Commissioner 1999-2000 and as Chairman of the Valley Center Economic Revitalization Advisory Committee, funded by the County through a HUD grant, 2000-2001. She has served on the Board of Directors of the San Diego County Farm Bureau and on the Board of Directors of the San Diego County Taxpayers Association. She is a 2002 graduate of LEAD San Diego. You may contact her at patsyfritz@aol.com.

Excerpts From The Escondido Planning Commission Public Hearing 1/28/03

By Mid Hoppenrath

The following are excerpts from the tape transcript of the Escondido Planning Commission public hearings held January 28th, 2003, considering removing Harmony Grove from Escondido's sphere of influence (SOI). The complete audio record is available on two cassette tapes that may be purchased from the City of Escondido for \$20. There were more than 40 Elfin Forest/Harmony Grove/Eden Valley residents in attendance who supported being removed from the SOI, and we turned in about fifty signed petitions from many who couldn't attend requesting removal. Although the planning commission made many fine and appropriate remarks, this article will focus on the more controversial remarks that may, however inadvertently, have misled or misinformed the community.

EXTENSION OF COUNTRY CLUB DRIVE

Many of us have felt that because Escondido removed the extension of Country Club Drive (SC1375) from their circulation element over ten years ago, they had no interest in allowing this road to be built. However, Escondido city planner Jay Petrek indicates otherwise in his recent remarks:

Petrek: Although I've talked with county staff this week, and their goal is to put enough units in Harmony Grove to not need the SC1375 connection because it does go through some habitat planning efforts. And although I've explained, the city's concern is that without SC1375 going through, traffic would extend into Escondido and up to the I-15 Citracado Parkway, I-15 Felicita, I-15 Valley Parkway and Nordahl interchange which are impacted.

Impact to community: Escondido wants to put SC1375 back on their circulation element when Harmony Grove is developed to keep traffic from coming north into the City. Escondido recently proposed adding SC1375 in the City's last industrialization study for Harmony Grove (Escondido General Plan Update Draft Program EIR, General Plan Circulation Element Amendments, April 2000, page 2-6).

INTERACTION WITH DEVELOPERS FOR PROPOSED COUNTY VILLAGE

The community was pleased when Tom Zanic of New Urban West, Inc, spoke about our vision for our valley. Here are Planning Commissioner Lorey's remarks to Mr. Zanic:

Lorey: Many times you have been up here with your projects and you get glowing comments up and down the line, and yet I have to look at this as you going behind the city's back, because the people to work with. . . . Currently you are in the SOI, you bought property and took out options knowing you're in the SOI. And yet, you're working with a group that's trying to secede from the city. And I think that puts you on, skating on thin ice, as far as what we've said in the past.

Impact to community: Escondido is sending a clear message to anyone interested in developing in the Harmony Grove area that they must make a choice to work with the city and not with the residents, local community groups, or the county.

RESPONSIVENESS OF COUNTY BOARD OF SUPERVISORS

Several residents explained that they felt the county has been much more responsive to their needs than the City of Escondido. Here is Planning Commissioner Barber's response:

Barber: . . . Let me tell you about the real world as with the county board of supervisors. There is a gentleman's agreement that took place behind Suite 303 on 1600 Pacific Highway that says you stay out of my district and I'll stay out of yours. You let me do what I want in my district, and you can do whatever's. . . Greg Cox doesn't want, care what's gonna happen in your community with land use. Supervisor Roberts doesn't care what's gonna happen to your community in land use. They have already made a gentlemen's agreement with Supervisor Bill Horn that Bill Horn can do whatever he wants in your district. Now I don't know why you would want to leave your future community and your lifestyle to one supervisor who has a proven record of 8 years of being extraordinarily pro-development and admitted in the last election that he was in that he didn't even know Harmony Grove was in his district.

Impact to community: Escondido wants to erode the trust and confidence Harmony Grove residents have in their county supervisor.

INTEGRITY OF ELFIN FOREST HARMONY GROVE TOWN COUNCIL

There were three board members from the Elfin Forest Harmony Grove Town Council, one member of the San Dieguito Planning Group, and one San Dieguito Planning Area county planner, Dahvia Locke, speaking that night in support of the area being removed from the SOI. Here are Planning Commissioner Lorey's remarks to the audience concerning their presentations:

Lorey: The county person coming up, and all the speakers coming up and making their arguments about remaining rural, it's just absolutely ludicrous. There is no truth to that whatsoever. There is a hidden agenda here, and the people from your community unfortunately are being sold a bill of goods by your little council out there, your little community council. . . . Harmony Grove has no clear boundary of separation from the city of Escondido, you border the city limits currently, as it's been pointed out, there is no attempt to annex you, it would have to come from you. And with all the people out there with their little red buttons with the slash through it, you're not going to ask for annexation. And so there is really little danger of that happening whatsoever.

(continued next page)

(“Excerpts” - continued from previous page)

Impact to community: Escondido wants to erode the trust and confidence Harmony Grove residents have in their town council. Escondido wants the community to think that annexations only happen when those requesting it come to the city. Unfortunately, when the large landowners in our valley wanted to sell, they needed to include existing and *unwilling* residents in their annexation area because only areas adjacent to Escondido can legally annex. The City can also initiate annexations "to implement the Goals and Objectives of the General Plan" (User's Guide to Annexation, Annexation Policy D6.1, City of Escondido, p. 2).

EFFECT OF PROPOSITION S

Many residents are still unclear about Prop S. Unfortunately, the commissioners only added to the confusion:

Allgeier: Like I explained earlier, in order for a Prop S vote to end up on the ballot, the property in question has to be already annexed into the city of Escondido. It can't be in the SOI, it has to be a bona fide address that is within the General Plan limit and is in the City limits incorporated.

Impact to community: In 2000, Escondido proposed a General Plan Amendment that would change most of Harmony Grove from residential zoning to industrial, upgrade (widen) Country Club Drive from a local collector to a Collector Road, and add the extension of Country Club Drive (SC1375) to Via Rancho Parkway (Escondido General Plan Update Draft Program EIR, General Plan Circulation Element Amendments, April 2000, page 2-6). This amendment never came before the city council, but if they would have approved it, Prop S would have required the change to industrial zoning to go onto the next Escondido ballot, *while we were still in the SOI*. The residents of Escondido, not the residents of Harmony Grove, would have voted on changing our *existing* city General Plan zoning to industrial. If approved, the new industrial zoning would have made the area much more attractive to industrial developers. Although the zoning change applies to the City General Plan and would not take affect until we were annexed into the city, the loss of city residential zoning could affect property values immediately.

VOTING ON ANNEXATION

Many residents still think that an annexation requires a community vote. Again, the commissioners did nothing to dispel this myth.

Allgeier: And you do have to vote on annexing.

Impact to community: This creates the misconception that our entire community can vote on annexation of a portion, such as the 900 acres proposed for industrial uses in 2000. A vote is only required if between 25% and 50% of the registered voters *in the area being annexed* have demonstrated opposition (User's Guide to Annexation, Formal Annexation Process, City of Escondido, p. 5). According to Jay Petrek's comments that evening, the election is only for registered voters in the area being annexed. This is why the applicant often carefully chooses

the boundaries of the area to be annexed to include only areas of strong support, such as the large landowners wanting to develop their properties. If Escondido redrew the 900 acres to exclude the homes that were opposed to annexation, the vote would most likely be in favor and annexation would proceed. Unfortunately, in the case of the original 900 acres, a number of homes were in the path to the city from the egg ranches and therefore would likely be swept up in the annexation and possibly assessed for costs associated with annexation and infrastructure development.

CHANGE OF EXISTING DENSITY NUMBERS IN EIR

Several residents cautioned against comparisons of *current* City density (600 homes and 369,388 sq. ft. of industrial) and *future* county density (Village plan with 700 homes) for the 900 acres, suggesting that the commission restrict its deliberations to current density numbers in the EIR for both City and county (612 homes). The commissioners disagreed:

Lorey: It seems like the current, if the most is 2 per acre, then you couldn't have more than 450 roughly in there anyway. So looks like really City's talking about 300 to 400 units.

Petrek: I think we overestimated when we said 600 units.

Lorey: Yeh, yeh, my calculations there. And it looks like county's talking about 700 to 800, so the City's, what the city currently has is certainly much more rural characteristic than what the county is looking at.

Impact to community: The commissioners are introducing a significant bias by recalculating only the City's density numbers and not the county's density numbers. This would also change critical numbers in the EIR without recalculating all related issues based on the new numbers. These significant changes should require the EIR to be redone and re-issued for a repeat formal public review process. The city downplayed their proposed 369,388 sq. ft. of industrial.

CONCERN OVER LOSS OF OTHER AREAS IN SOI

The commissioners were concerned that if they allowed Harmony Grove to leave the SOI, other areas might want to be removed as well:

Commissioner: Is the next step gonna be that the county's gonna go look go start looking at all these SOIs and trying to pull those county properties out, so that you can maintain those rural characteristics?

Impact to the community: Escondido feels threatened that the City may lose lands they hope to annex. People should want to join an SOI to share in City benefits and services. However, Escondido's record of treatment of those in its SOI has been so poor that many are seeking to leave the SOI. Escondido is the only city with a Prop S amendment, suggesting that even the residents are not happy with the land use choices made by their leadership and prefer to take control of these issues themselves. It is unfortunate that there are no pre-requisites for having an SOI that would require cities to prove they were capable of responsible decision making concerning land uses.

Photography Contest

Have you ever thought your photographs were good enough to be in a contest? Well, here's your chance. For this year's 4th of July Picnic we are sponsoring a Photography Contest. We want to see how beautiful rural life can be. What appeals to you most about our rural communities? Show us in pictures!

Theme: *Capture Our Rural Splendor*

Deadline: June 20, 2003. (To be stored at the EIR Library on the 2nd floor of the Firehouse) The when/how of accepting the entry photos is TBD.

Entry Fee: \$5.00 (per photo)

Limit: Three (3) entries per person.

Winners: To be announced June 29, 2003 @ 4th of July Picnic

How to Enter: Mail in entry form (found on mailer cover of this newsletter) with fee.

Here are the rules, so you can get your cameras clicking:

All photos must be 8"x10" (matting is optional and must be 11"x14" if used). All photos must be framed and hang-able for display with a wire hanger on back.

Judging will be based on points. One hundred points is perfect in every way. The points will be divided into categories as follows:

50 points for composition and technical perfection

25 points for creativity

25 points for adhering to the Rural Splendor theme

Participants will be divided into three divisions. Each division will have a 1st, 2nd, and 3rd place winner, and one entry will be selected as best of show. The three divisions are: Elementary/Junior High, High School, and Open Class.

All photos must have the following identification clearly written on back: Name, Division, Phone number, Address. Digital images are acceptable. If it is apparent that an image was created digitally, that image will lose technical merit points.

Our judge will be professional photographer Paul Rose, owner of Wild Rose Photography a portrait studio and art gallery located at 231 East Grand Avenue in Escondido. If you have questions about the rules, call Paul at his studio, 760-480-8571. To check out what appeals to the judge visit his web site, www.wildrosephotography.com.

Elfin Forest Entered in America in Bloom Competition

With all the wonderful work on trails and signs that has been accomplished this year, it was decided that Elfin Forest may have a potentially winning entry.

What is "America in Bloom"? It is a national beautification program committed to fostering civic pride, environmental responsibility and beautification through community participation and the challenge of a friendly competition between participating communities across the country.

It's people working together to beautify their community, promote environmental awareness, and build civic pride. This new program is modeled after Canada's highly successful "Communities in Bloom," in which the citizens of cities and towns across the country pull together in a nationwide competition.

As a start, Eric Anderson (Seedco) donated enough wildflower seed to spread from the county line all the way to Harmony Grove Rd. The seeds were spread in December, and we're hoping that the recent rains will help produce a colorful display of flowers this spring.

How can you help? Trim your trees, plant flowers, mow the weeds....

We have lots of opportunity in our community. Judging categories include community involvement, environmental awareness, floral displays, turf and ground cover, urban forestry, tidiness, landscaped areas, and heritage preservation. The results are spectacular.

As one of the program's organizers said, "Gardening is good for your body and soul—and your community." You can learn more about the contest at www.americainbloom.org.

San Elijo Hills Contact

If you need to report any problems with the grading, traffic, etc. regarding the San Elijo Hills (SEH) project, please contact Phil Stillman who is SEH liaison with the community. He can be reached at philstillman@fstlaw.com. If you feel the problem was still not resolved, call San Elijo at 760-918-8200.

The School Yard

By John Stiker

(johnstiker@aol.com, 760-756-2843)

Welcome back to the School Yard! As most of you know, the biggest issue we seem to be facing right now are some substantial recommended budget cuts from Sacramento ...and you're probably seeing lots of numbers being thrown around which may be confusing. So we thought it might be helpful to provide some more background on our budget as it exists today, in hopes of shedding light on what is being proposed.

Where Does This "\$1.2 Million Cut" Come From?

In the last issue of the Rancho Review, there was an excellent article that explained what it means for Rancho Santa Fe to be a "basic aid" district vs. a "revenue-limit" district...so we won't repeat all that here. In a nutshell, if we were a low-property tax district, the state would supplement our property taxes up to a "revenue limit" of around \$4,350 / student next year. With 830 students projected for next year (we'll likely have around 870 total, but 830 will be our "average daily attendance"), that would yield funding of about \$3.5 million. But next year our property taxes are projected to generate around \$5.0 million for our school district. Under current law we are allowed to "keep that \$1.5 million difference" – and the state merely contributes \$120/student in "basic aid" (along with some other specific program funding, such as the classroom size reduction initiative).

The current budget being proposed by Governor Davis would not only do away with the basic aid of \$120/student (which is close to \$100 thousand for us), but starting next year would also retain 85% of the difference between what our property taxes generate and the revenue limit – in essence, "hijacking" \$1.2 million in "excess" local property taxes up to Sacramento to spend as they please!

How Would Cuts That Large Affect Us?

For that, we don't yet have the definitive answer. And we're hopeful that it won't come to that. But as a District, we have always taken great pride in the fact that nearly 80% of your dollars are spent on salaries and benefits for people working at the school. Unfortunately, this means that there is no "fat" in the budget, nor any easy "silver bullet" that could be cut. So if these reductions were to come through, the

effects would be disastrous. In the words of Dr. Vinson: "the District may have to lay off teachers, classified employees, and administrators. Class sizes will most definitely go up and popular enrichment programs will need to be reduced or eliminated."

What Can You Do to Help?

These cuts would affect ALL of us – no matter where you live in the District, and regardless of whether you have children in the school or not. So we must ALL keep the pressure on Sacramento NOT to let this budget cut go through. Visit www.rsfc.k12.ca.us for sample letters you can use to protest to your local legislators. Our recommendation is that you download the letters (or draft your own), add 1-2 sentences which personalize them, sign them and then send by fax AND mail; if you can also send the same message via email you get "three bangs for the buck!" Don't worry about "repeating the same message" – quantity counts! You'll find addresses and fax numbers for the key legislators on the website as well (Governor Davis's fax is 916-445-4633).

Next Steps

At our next meeting, scheduled for February 19th at 7pm, we'll have a full plate: we'll certainly discuss the latest information on the impact of State budget cuts on our District; Mr. Tom Tooker from the State will present his site review; and we'll conduct our "paper screening" of applications received to fill Michael Kreiss's vacant seat on the board, in anticipation of interviewing the candidates at a public session on Feb 26th. We hope you can join us – there never seems to be a dull moment on the School Board!

Thanks, and we look forward to continuing the dialogue!

Elf Alerts

Elf Alerts are email notices about issues that need your immediate attention. They don't replace the newsletter, but supplement it.

If you are not receiving your Elf Alerts, please send your email address to alemanni@allea.com and ask to be added to the list. Don't worry, the emails are sent as blind CCs, so your address is not made public, and we don't share the list with ANYONE.

Garden Greetings

By Nancy Reed

My driveway is starting to dry out for the first time in several days. My rain gauge tells me we got 3 inches in this last storm. Yesterday the paper said El Nino



was here and get ready for back-to-back storms for the next 6 to 8 weeks. As a wife and mother with a busy life this is not good news.

The drive to school will be even more challenging. But as a

gardener I can rejoice and thank the heavens for the magic of rain.

Rain has something in it that is simply magic for plants. Perhaps a special form of nitrogen or a micronutrient makes it so special. Whatever it is, rainwater makes the plants happy. It's as if I had fed them with Miracle-Gro. I can say what rainwater does not have. It does not have salts, chlorine and other chemicals that plants do not like. It is no wonder many hard-core gardeners put out buckets and save rainwater.

Yes, I even did the bucket trick yesterday for the plants under eaves and on the porch and in the house. I have been guilty of forgetting these poor pots only to find them days later drooped over dying of dehydration. The other thing I'm guilty of is forgetting to turn off the sprinklers. And lastly, I'm guilty of waiting too long after the rain to weed.

Here in Elfin Forest digging will NEVER be easy. But a good rain softens the ground making any type of digging much easier. Weeding is an enjoyable chore after a good rain. The weeds come out easily, roots and all. The trick is to avoid stepping in the garden bed soil as your weight will compact the soil and keep out oxygen and yes, water later on. I place stepping stones in the beds to avoid compaction. It also keeps mud and dirt tracking to a minimum.

Do not dig or weed if the bed is soaked and/or has standing water. Most plants will not live long with standing water at their bases. Most plants do not like "wet feet." Instead make channels to drain the bed. Wait until the soil is moist, but not soaking to work the soil.

Timing of application of fertilizer can be a little tricky with the El Nino forecast. You want the fertilizer to be watered in, but too much water and it

is washed away. The BIG problem with this is not monetary; we all hate watching our money literally being washed down the drain. No, the problem is the downstream pollution the fertilizer causes in the creek and in the San Elijo Lagoon.

My oak trees were amazing prolific with the acorn production this year. I now know why. With the rain I have many baby oak trees, all over. For anyone interested you can come and dig some seedlings for your yard. I am experimenting with potting them first and then planting later. The seedlings need to be watered on a regular basis they are not drought tolerant until they are much larger and found an underground water source. My neighbors planted several oaks about three years ago, watered them regularly and the trees are now 10 feet tall. Call me at 760-471-7933 for seedlings. I also have horse manure available. Go, have fun, get dirty and rejoice in the rain!

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Evelyn Alemanni 760-591-0417
alemanni@allea.com

March Playgroup Schedule

By Mary Moore

Friday, March 7th, 11:00am. It's a combined baby shower for Megan Fleming, Anna Waite, and Victoria Kindel at the home of Rose Goetz, 20780 Fortuna del Norte. Please bring a potluck dish to share and RSVP to Rose at 760-744-2299 or Mary at 760-591-3080.

Thursday, March 13th at Sun Vista park in Encinitas at 3:00 pm.

Thursday, March 20th, 3pm at Lana Tomlinson's home, 19901 Rocky Road. Phone number is 760-744-4050.

Friday, 10am at Leo Mullen's (Target) park in Encinitas at 10:00 am.

We are pleased to welcome newcomers to Elfin Forest: Kate Fleming, born to Patrick and Megan Fleming January 25th, at 3:47 pm. She weighed 7 lbs., 1 oz. Joshua Stephen Brown-Edery born on February 10th at 11:21 am to Megan and David Brown-Edery. He weighed 6 lbs., 8 oz. Brooke Ann Waite was born to Anna and Lance Waite on February 7th at 6:00 pm. She weighed 6 lbs., 13oz.

Congratulations to Victoria Goetz who turned two on March 20th, and to Avalon Chaffer who turned six on March 28th.

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Do you advertise in the *chaparral*? **We love our advertisers!** Along with subscription fees, they help make this newsletter possible and they let the community know of the many wonderful businesses and services available.

To renew your advertising, send a JPG format file and a check for the advertising. See rates below. Send your check, payable to the Elfin Forest/Harmony Grove Town Council, 20223 Elfin Forest Road, Elfin Forest, CA. 92029.

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1/2 page	\$20.00	\$165.00/year

Community, Non-Commercial Classified Ads:

1" x 3 1/2" (approx. 4 lines): no charge - must be resubmitted every 3 months.

Arrests Made In Crackdown On Off-Roading

The Union-Tribune reported on 2/2/03 that sheriff's deputies made one felony and 20 misdemeanor arrests in Otay Mesa as part of an ongoing effort to curb illegal off-roading. The sheriff's department said that "there are no legal areas for off-roading." The off-road team is made up of reserve deputies who drive specialized 4x4 vehicles and off road motorcycles. About ten deputies participated in the operation with assistance from a sheriff's helicopter.

The town council has requested similar support to eliminate off-roading in Elfin Forest and Harmony Grove. On Sunday, 2/2, 2/9, and 2/16, sheriff deputies stopped three young children riding dirt bikes near Elfin Forest Road and Camino Cielo Azul. Sadly, only minutes after the sheriff's deputies left, the children were at it again, riding through the brush and on the water utility easements and horse trails.

Motorized vehicles of all types are prohibited on the horse trails and on private property unless they have permission from the owner. If you see illegal off-roading, please report it to the sheriff at 510-5223. You can also report riders, even on their own property, if you believe they are violating a noise ordinance.

chaparral by email

If you're not already receiving a full color, PDF format copy of the *chaparral* by email send an email note to alemanni@allea.com to be added to the list. Cost for the PDF version is free to regular "hardcopy" subscribers and only \$10.00/year to receive the PDF version only.

Sheriff's Department Contacts

In an emergency, please call 911. For non-emergency reporting, contact the following:

Jackie Cruz – agriculture crime prevention specialist
760-940-4350

Robert Jennings – Deputy 760-510-5223

Norma Nares – Sergeant 760-510-5217

Tim Mahoney – Deputy 760-510-5224

Betty (B.J.) Williams – Crime Prevention

Specialist/Neighborhood Watch 760-510-5254

News From Questhaven Retreat



Sunday worship is at 10:45 a.m.
All are welcome.

20560 Questhaven Road.
760-744-1500.
www.questhaven.org.

Study groups meet on weeknights. Please call the office for times and locations.

Weekly - Meditation

Wednesday at 7:15 p.m.
Meet at El Chapelito, Led by Jean Michalewicz.

The Way Within Meditation Classes

1st & 3rd Wednesday at 12:00 Noon
Meet in the Academy, Led by Rev. Phyllis Isaac.

Exploration in Prayer Classes

2nd & 4th Wednesday at 12:00 Noon
Meet in the Academy, Led by Rev. Elizabeth Wood.

March 2—Carving Your Path Through Christian Mysticism Rev. Blake Isaac

March 9—Embrace the Challenge of Lent and Climb Christward Jean Michalewicz

March 16—My Spiritual Journey Alexandra Alba

March 23—Springtime's Reminder: Heaven is Spread Upon the Earth Rev. Jonathan Wiltshire

March 30—Our Spiritual Evolution: From Primitive Man to Master Rev. Susan S. Cary

April 6—Finish Strong Rev. Blake Isaac

Town Council Website

The Elfin Forest Website is up and running, and being improved every week. Check it out at: www.efhgtc.org.

I live in the Fiesta development across from Lake San Marcos, and I am looking for a horse to half-lease in the Elfin Forest area. I am a hunt seat rider with 20 years experience...and am able to ride 2-3 times a week in the mornings while my kids are at school. Ideally I am looking for a person who has a horse but is not able to ride, and would love for somebody kind and gentle to come out and give their horse some exercise and a whole lot of love. Please call Lillia at 760-597-9409.

Elfin Forest Ladies Bunco Night

By Lori Clark

The next Potluck-Bunco Party is scheduled for Friday, Mar. 28th from 7pm-10pm at Shawn Wirth's home, 19948 Cerro Pedregoso. RSVP 760-591-3820. Whether you're new to Elfin Forest, a long-time resident or somewhere in between, you're invited to socialize with neighbors and play Bunco for fun and prizes. Please plan to bring a \$5 bill, a dish to share, and beverage to share. Ladies Bunco Night happens on the 4th Friday of each month (provided we have a volunteer to host). To volunteer to host a future Bunco event, please contact Lori Clark at 760-510-2001 or by e-mail at clark-17@ix.netcom.com.



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For Sale: Beautiful full size antique bed. Includes headboard, footboard, box spring, and mattress. \$700.00. Call Rachel 760-471-4952

Rental Wanted: Well-behaved woman and cat looking to rent a small place in EF, HG, or EV. Local references (EF resident last 3 1/2 years). Call Nancy 760-471-4613 or 760-489-2250.

Home Wanted: Family wants to buy Elfin Forest home. Call John Paul Starting 858-720-0585.

Free: Sofa beds to good homes. One is in fair condition the other in good condition. Blue/Beige or Yellow/Orange/White color combinations. All we ask is that you pick them up at our home. Available now. Call 760-752-1014.

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Articles of up to 500 words should be sent to Joe Alemanni by email to alemanni@vicrp.com in plain text format by the 15th of the month for inclusion in the next issue. Anonymous articles will not be published. Space limitations may cause articles to be held over to the next issue or edited for brevity. Articles considered unsuitable for publication will not be published.

The Board gratefully acknowledges the efforts of Joe and Evelyn Alemanni for editing, producing and distributing this newsletter.

Governor Gray Davis
Hon. Wesley Chesbro, Senate Budget Committee Chair (Room 5100)
Hon. Jackie Goldberg, Assembly Education Committee Chair (Room 2003)
Hon. Bill Morrow (Room 4048)
Hon. Jenny Oropeza, Assembly Budget Committee Chair (Room 6031)
Hon. Joe Simitian (Room 5119)
Hon. John Vasconcellos, Senate Education Committee Chair (Room 5108)
Hon. Mark Wyland (Room 4130)
State Capitol
Sacramento, CA 95814

Hon. Kerry Mazzoni, Education Secretary
Governor's Office
1121 L St., Ste. 600
Sacramento, CA 95814

RE: Opposition to Basic Aid School District Cuts

Dear Sir or Madam:

Schoolchildren, parents, and homeowners in the Rancho Santa Fe School District desperately seek your assistance to prevent excessive budget cuts in our Basic Aid School District that will destroy the quality of our local public school education.

The proposed 2003 - 2004 state budget will reduce our district budget by 20% or \$1.2 million resulting in the elimination of teachers and increases in class sizes. The district will also need to reduce administrators, eliminate instructional aides, cut back on office support and maintenance staff, and reduce or eliminate student enrichment programs to operate within the inadequate budget resulting from funding changes to Basic Aid Districts.

The state's plan to redirect lawfully collected excess local property tax funds from homeowners in Basic Aid Districts to reduce the state's budget deficit is wrong. California needs to work toward improving and adequately funding all public schools, not draining funds from public school districts that are self sufficient and academically successful.

Please make educating children a priority and remove the severe and unjust cuts to Basic Aid School Districts immediately.

Thank you for your attention to this serious matter.

Sincerely,

Cut and tape-on labels for your envelopes

Governor Gray Davis
State Capitol
Sacramento, CA 95814

Hon. Kerry Mazzoni
Education Secretary
Governor's Office
1121 L St. Ste., 600
Sacramento, CA 95814

Hon. Jackie Goldberg,
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