



Dedicated to a continuing rural atmosphere

From The Chair

By Jeff Swenerton

It is very important that you attend the next Town Council meeting on Wednesday, April 4 at 7:30. The survival of our fire department and the future of our fire services continue to dominate our attention. Gary Pryor, Director of the San Diego County Department of Planning and Land Use (DPLU) will be attending the Town Council meeting to answer questions regarding the DPLU section of the Micro Report that is the source of much of our concern. We encourage everyone to attend to emphasize and articulate our feelings to the county on this vital issue.

Thanks go to Chairperson Nona Barker, Chief Frank Twohy and the members of the Fire Advisory Board for their many hours of work on last month's professional presentation to educate the community on the complex fire issues. A special thanks to those of you who attended the hearings in Pine Valley, Ramona, and San Diego. The county is clearly aware of our concerns, but we must continue to keep being diligent. Remember, written comments are due to the county by April 6.

I am honored to be selected as your new Town Council chairperson and thank Eric Anderson, past chairperson, for his hard work and expertise in leading the board last year. The work of Cheri Smith and Bill Wilgenburg, who are retiring from the board, is also appreciated. New members Melanie Fallon and John Phillips bring a rich city management and legal background that will be valuable assets on the board. This year, in addition to fire issues, the
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This *Special Edition* of the *chaparral* is being distributed to all residents of Elfin Forest / Harmony Grove. Subscribe today.

Town Council Meeting – Wednesday, April 4 @ 7:30PM
At The Elfin Forest/Harmony Grove Fire Station
Guests & Topics: Gary Pryor, Director San Diego County Department of Planning and Land Use – Reorganization of San Diego County Fire Services

From The Chair (continued)

challenges of the Town Council are many. We will continue to focus on the progress of developments that threaten our rural atmosphere.

I am pleased to announce that Karen Gardner will be our new *chaparral* editor beginning in May. We owe a huge thanks to Joe Alemanni for the many hours of work as editor for the last five years. We all value the *chaparral* for its vital communication on issues pertaining to our community. Thank you, Joe, for all of your quality work.

On a lighter note, spring is such a beautiful time of year in Elfin Forest. That means it's time for the Garden Festival on April 21. With an all new group of homes on the tour and a very enthusiastic and energetic committee at work, this promises to be "a must attend" event. The Escondido Creek Conservancy and Olivenhain Municipal Water District are offering a great family event on Earth Day at the Elfin Forest Recreational Reserve on Saturday, April 14 between 9 – noon. It includes a presentation of animals from Project Wild. Save July 1 for our annual Town Council 4th of July Picnic. We promise great food and fun. The firefighters will return with their great water event.

We thank you for your support in keep our rural atmosphere.

New *chaparral* Editor Found

By Joe Alemanni

After an exhaustive international search, amazingly, a familiar volunteer from our own community, Karen Gardner, has stepped forward. The TC Board has accepted Karen's offer to succeed me as *chaparral* editor. Involvement with this month's Elfin Forest Garden Festival may preclude her from immediately assuming complete responsibility, so please copy me on submissions for the May issue.

I gratefully acknowledge the many kind sentiments of appreciation people have offered over the five years of my term as editor. Thanks to the contributors of articles and labor (folding, stapling and standing in line at the post office) that have kept the *chaparral* an invaluable community information resource. Special thanks go to my talented and cherished wife, Evelyn, without whose help producing this newsletter would not have been possible.

EFCF Seeks Proposals

By Betsy Keithley, EFCF Secretary

The Elfin Forest Community Foundation's (EFCF) mission is to enhance the quality of rural life in the community of Elfin Forest (CSA 107). The EFCF provides funds for project supplies and community events. The mechanism for getting money for your project is to apply to the EFCF. Describe your project and explain how it will enhance the community. The budget should not exceed \$6,000. Any person or organization in the community is eligible to apply and the more applications that we receive the more opportunity to enhance our community. The next deadline is April 15, 2007.

If you have any questions, call a member of the EFCF board, Steve Barker, Mike Vallee, Betsy Keithley, Martha Blane, Virginia McManus, Trey Fairman, Lori Vitale, Sue Hill or Frank Twohy and review your proposal with him or her. To obtain an application, go to our website, elfinforestcommunityfoundation.com or contact Betsy Keithley at keithley@ucsd.edu. The completed application must be left at the fire station mail slot (not in the U.S. mailbox) by April 15, 2007. The Board will meet soon after that to review the applications. Please provide some new ideas and new projects!

Elf Alerts

Elf alerts are periodic email messages regarding important local events and supplement the newsletter. To subscribe, contact Karen Gardner at karen@vintagematerialism.com. Your email info may be shared with the fire department but no one else. Changed your email address? Tell Karen.

Calendar For April

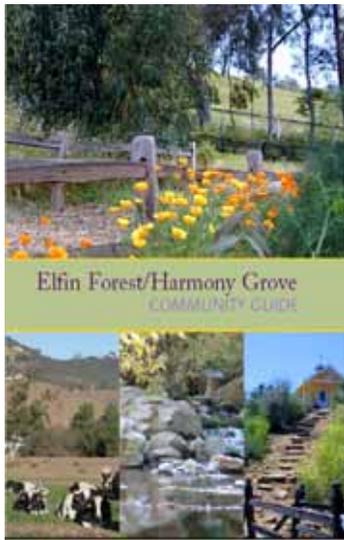
Date	Time	Event
Wed 4/4	7:30 PM	Town Council Meeting@Firehouse
Tue 4/3, 4/17	7 PM	Fire Training@Firehouse
Wed 4/11	7 PM	Fire Auxiliary
Mon 4/9	7 PM	Fire Board@Firehouse
Sat 4/28	8 AM	Fire Training@Firehouse
Sat 4/7, 4/21	10 AM	Bookmobile@Firehouse

Subscribe To The *chaparral* Get A Free Community Guide!

By Evelyn Alemanni

What's going on in your community? Stay current by subscribing to the town council's monthly newsletter, the *chaparral*. Planned changes to our communities include the construction of the Harmony Grove Village, proposed 1250 homes near Attebury and Twin Oaks Valley Roads, possible changes to the fire department, and more. The monthly newsletter, the *chaparral*, written by and for our residents, presents the news as it relates to YOU and your family.

Subscribe today! Subscriptions are normally \$20 per year but, if you subscribe or renew your subscription before May 1, you can take advantage of a special discounted rate of \$35 for two years or \$55 for three years. The three year subscription includes a gift worth \$20 – a free copy of the community guide that you can pick up at any town council meeting. Paper and postage costs will continue to increase and may necessitate future increases in the subscription price, so take advantage of this limited time opportunity for a reduced rate and a free gift.



Our community guide, a beautiful, keepsake edition, has nearly 200 color photos showing our community's past and present. It includes a history of the area, tips for rural living, information about local community organizations, a comprehensive list of resources and much, much more.

The newsletter is also a great way to showcase your business to neighbors. Please consider advertising.

Town Council Website

The town council's website is continually updated. Check it out at: efhgtc.org. Note: the town council is not affiliated with elfinforest.net or elfinforest.com

Fire Board Notes

By Nona Barker, Chair EF/HG FD Adv. Board

The legal name of CSA 107 is "Community Service Area 107- Elfin Forest". This is the name the County of San Diego used when forming the boundary. The boundary includes Elfin Forest, Harmony Grove, Questhaven and parts of Coronado Hills. When the Fire Advisory Board is presenting anything "legal", we must use the legal name.

Anyone who desires an electronic version of the Fire Advisory Board's Resolution, Letter to Supervisor Horn, Petition, or sample letter please email Nona Barker at ecllamas@aol.com. If you have not signed a Petition of Support and desire to, they must be submitted to LAFCO before the April 6, 5 PM comment deadline. The Fire Advisory Board is collecting them. You may drop signed petitions by the Fire Station or call for a pick up. 760-744-2186.

Prevent Identity Theft

By Joe Alemanni

Having someone impersonate you is certainly a major headache, but I'm far more concerned about the theft of community identity that LAFCO's proposed reorganization of fire and emergency services in the unincorporated areas of San Diego County represents. Whether or not you've had the time or interest to participate in our unique volunteer fire department, one has to recognize that beyond making our community a far safer place to live, it literally provides the communal identity for Elfin Forest and Harmony Grove other areas have by virtue of incorporation or covenant. Loss of that identity by absorption into a County-run service breaks that bond making Elfin Forest / Harmony Grove a far more susceptible target for developers.

Dissolution of a place with such unique character would be a crime (or just criminally stupid). New residents sometimes take a while to recognize this as they recover from the shocking transition of their move from a "planned" community. It's why decades is a common measure of residency for many families in Elfin Forest / Harmony Grove.

The least one can do to stave off this identity theft is to stay informed. Subscribing to the *chaparral* is (especially with the discount subscription offer described on this page) an inexpensive way to do so.

Fire Advisory Board Update

By Nona Barker, Chair EF/HG FD Adv. Board

A special EF/HG Fire Department Inc. Fire Advisory Board (FAB) community meeting was held on February 28 which discussed the Reorganization of Structural Fire Protection and Emergency Medical Services in Unincorporated San Diego County (Local Agency Formation Council (LAFCO) Micro Report) and the Department of Planning and Land Use (DPLU) Conceptual Reorganization of San Diego County Fire Services (attachment 1 to the Micro Report). That night we asked the community for direction. What do the residents of County Service Area 107 – Elfin Forest / Harmony Grove want us to do? An advisory vote was taken by show of hands. The residents directed the FAB to have EF/HG Fire Department Inc:

- Continue to provide the superior services demanded by the Elfin Forest and Harmony Grove residents of CSA 107 as provided in the contract for Fire Services dated, April 28, 1992 (amended date) between Elfin Forest / Harmony Grove Fire Department Inc. and County Service Area 107 – Elfin Forest for the County of San Diego.
- Follow the 15-year plan created by the Advisory Committee “Focus 15” in 2001 which includes an additional fire station in Harmony Grove and full time paid staffing.

The FAB, Chief Twohy and approximately thirty residents, attended the March 1 LAFCO workshop in Ramona. At this meeting your FAB presented its position on both the LAFCO Micro Report and DPLU studies. We thanked the LAFCO staff for their hard work and for including fire service professionals in the LAFCO Micro Report study process. We told LAFCO of our special community meeting providing updates on the progress of the LAFCO Micro report and (as best we could) the DPLU Conceptual Fire Plan. During a question and answer period we repeated the most asked question: “Why was LAFCO not holding a workshop in Elfin Forest and how do we get DPLU to come and explain their proposal?”

To substantiate the community’s support and direction, the FAB presented LAFCO the 156 petitions signed by the residents/voters of CSA 107. The petitions support the FAB position and pledge to protest to cause a vote, if any proposed fire studies go

forward without identified, secured, sustainable funding in place prior to implementation.

The following Monday, Supervisor Bill Horn and County Chief Administrative Officer Walt Eckard each received a packet containing copies of the petitions, FAB Resolution and cover letter. The remaining County Supervisors and Gary Pryor, Director of the DPLU, received copies of the FAB resolution and the letter to Supervisor Horn. (Both documents are reprinted in this newsletter)

We have one more chance to ask questions and possibly come to understand the DPLU’s Conceptual Reorganization of San Diego County Fire Services when DPLU Director Gary Pryor come to the next EF/HG Town Council meeting on April 4 @7 PM to discuss it. This is a meeting not to be missed. I implore everyone to attend. We must show unity, concern and interest. If we let this meeting slide by it could be mistaken for not caring about your fire department and our community’s future.

Contact Info

The deadline for submission of written comments on the Micro Report to the LAFCO office is April 6 at 5 PM. For reference, here’s contact information for LAFCO, San Diego County Board of Supervisors, San Diego County Chief Administrative Officer, San Diego County Department of Planning and Land Use and the County of San Diego Planning Commission:

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San Diego, CA 92101
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www.sdlafco.org

LAFCO Staff

Michael D. Ott, Executive Officer
Shirley Anderson, Chief, Policy Research
John Traylor, Local Government Consultant

LAFCO Commissioner Roster Officers 2007

Chairman: Andrew Vanderlaan
Vice Chairman: Supervisor Bill Horn

Regular Members

County Representatives
Supervisor Bill Horn
Supervisor Dianne Jacob
Supervisor Greg Cox, Alternate
(see Supervisors)

(Continued next page)

(Contact Info continued)

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Bryan E. Woods (District 2)
Michael J. Beck (District 2)
David B. Kreitzer (District 3)
Leon D. Brooks, Jr. (District 4)
Adam Day (District 5)
David Pallinger (District 5)

Lennar Withdraws Bridges Expansion Application

By Jacqueline Arsivaud-Benjamin

After years of pursuing an expansion of the Bridges at Rancho Santa Fe across the historical boundary of Escondido Creek into Elfin Forest, on March 7 Lennar submitted a letter to the San Diego County Department of Planning and Land Use (DPLU) withdrawing their application for the project, known as Unit 7. The important lesson from this latest development for us as a community is that we can indeed influence behemoth projects that seem impossible to derail.

The first communication I heard from the DPLU after first contacting them about this project a year ago, was that no changes could be made to projects already in process. Never mind that this was a new request for expansion of an existing project. The wheels had been in motion as early as 2000 (or even 1998) when Lennar first purchased the 87 acres in Elfin Forest for \$2,000,000. Yet by insisting the project be made to meet our community standards, we were able to get the largest homebuilder in the nation to withdraw their application a year or so after we started an aggressive campaign. This was done through several strategies:

Demonstrate we were serious - While we have had a proud history of standing up for our lifestyle over the years, the largest homebuilder in the nation might not have thought much could come from the puny community of Elfin Forest. It was important from the get go to do a hard reset on that perception by hiring an attorney with a track record of success in land use litigation, thereby telegraphing we were ready to pursue all options, including legal action. This was a landmark decision for the Town Council.

Ally with others who had similar goals - Since our political might was limited, we needed to find others who had more weight than we did. And we had to broaden the tent by inviting in other organizations who might not care about our community standards per se, but who had a shared interest in the same outcome. The Endangered Habitat League (EHL) is a conservation organization based in Los Angeles who has successfully fought many large scale developments in Southern California. While at first their feeling was that nothing West of I15 was likely to have much biological value, their opinion changed after we arranged for their executive director and

staff attorney to take a field tour of would-be Unit 7. After EHL came on board, other conservation groups were brought in, including the Sierra Club, Buena Vista Audubon Society and the California Native Plant Society. These organizations pointed out the incompatibility of Unit 7 with the North County Multiple Species Conservation Plan. Their collective actions helped accomplish the first major turning point in this saga, the DPLU initiating an exemplary, independent scientific review that eventually lead in August 2006 to reversing their recommendation for approval to a recommendation for denial.

Work towards win-win outcomes - We need to keep in mind this project as it stands today has only been delayed. Lennar still is the rightful owner. They have entitlements to build six homes, should they choose to, and they could decide to hold on and develop later. Our goal all along has been to make it more economically beneficial for them to sell their holding to a land conservancy than it would be to pursue developing it. We need to make this an easy business decision for them. In doing so, we as a community need to keep in mind we will be most productive by behaving in a business like manner, having our facts straight, refraining from hyperbole, and generally avoiding character assassination of the developer as the devil incarnate. As stated by Geoffrey Smith, Executive Director, The Escondido Creek Conservancy, in our recent press release: *"We commend this action on the part of Lennar to withdraw their application for the Unit 7 project, and we look forward to collaborating with them until all 87 acres of Unit 7 are dedicated open space. By working towards win-win outcomes such as this, we can ensure this critical habitat and community resource is protected for generations to come."*

You can see press coverage of this issue:

In the San Diego Union-Tribune:

www.signonsandiego.com/uniontrib/20070314/news_1mi14briefs.html

In the North County Times:

http://www.nctimes.com/articles/2007/03/13/news/inland/escondido/17_41_303_12_07.txt

In the Rancho Santa Fe Review (cover page article):

<http://www.sdranchcoastnews.com/RSF%20pages/RSFhome.html>

In the Coast News:

<http://www.thecoastnews.com/articles/2469/>

Show Lennar You Oppose Unit 6!

By Jacqueline Arsivaud-Benjamin

As my previous article reports, Lennar has withdrawn their application for Unit 7 in the Bridges at Rancho Santa Fe. The original application included two projects referred to as Unit 6 and Unit 7. They still plan to go ahead with the rest of the project and we need the community's help in opposing Unit 6.

The March 7 letter to the County from Lennar states they "understand that this effectively removes the Unit 7 project from any further processing by the County." It further states: "This withdrawal does not affect our other pending project application for the Bridges Unit 6 (...). We intend to continue processing on the Remaining Project as soon as possible." Statements in the press by their spokesperson, Marlee Lauffer, include: "(...)we want to focus on Unit 6 and the driving range.", "We very much want to focus on expanding the driving range and bringing Unit 6 online; Unit 7 brings a likelihood of delay and we want to move forward." So Lennar is determined to pursue Unit 6 while Unit 7 is put on the back burner. There are several key reasons we as a community need to oppose Unit 6:

Lennar proposes vacating a previously dedicated biological open space easement and experts believe this would be a precedent setting event -

When Lennar first built the Bridges in 1986, a condition of approval was setting aside 9.2 acres of open space easement in perpetuity on their property. Many community agencies, most notably the San Dieguito Planning Group (SDPG) in their comment letter of August 5, 2005, have expressed concern about what would be a precedent setting event if the Board of Supervisors allowed the vacation to take place. "This sets a very frightening precedent (...). It would open the door for future vacations of hundreds of acres of dedicated biological open space".

The risk to open space easements could affect our community directly - Elfin Forest has hundreds of acres set aside as mitigation lands in perpetuity to offset the negative impacts of past developments or other habitat destroying projects (like the OMWD pipelines). Open space is one of the defining characteristics of our community. Allowing the Bridges to reverse this easement for the purpose of large scale development opens the door for other developers to go back on their word and try to develop land previously set aside as open space. For

example Rancho Cielo, another neighboring project, apparently still holds the title for the over 800 acres they have open space easements on. The Bridges themselves have title to at least 120 acres of open space on their property as part of Santa Fe Creek.

Many Elfin Forest residents would see their views directly affected by the project - According to the FEIR dated March 16, 2006, "There were two stated reasons a biological open space easement was designated in Unit 6 in 1986 (...)2) to answer concerns about visual impacts to adjacent single family residences." The SDPG letter also states the proposed vacation "...removes the buffer agreed upon unanimously by the neighbors as a condition for subdivision in their support of the project". While there is never a guarantee the views you enjoy when purchasing property will stay the same ad infinitum, this project would severely alter the views for a number of residents in both Encinitas and the southwest end of Elfin Forest. The Final EIR did not address the viewshed from Elfin Forest at all, but only considered adjacent properties in Encinitas. Vacating this easement will renege on a commitment made to the community as a condition of approval with no mitigation at all for the impact to views.

As currently designed Unit 6 is but the precursor for Unit 7 - Unit 7 cannot be built without Unit 6 first, because in order to claim Unit 7 as part of Rancho Santa Fe and as part of the existing development, topography needs to be overcome: while the legal access to Unit 7 is via Fortuna Ranch Road in Encinitas, Lennar's application calls for a bridge from Unit 6 to be built over the Escondido Creek tributary to link would-be Unit 7 to the rest of the development. Therefore without a Unit 6 first, there can be no Unit 7 at a later date. This is perhaps the most important reason to oppose Unit 6 as currently designed.

While the (revised?) project has not been scheduled for the Planning Commission yet, we need your help sending a strong message there is indeed significant opposition to vacating this important open space easement. The best way to do so is to send a petition as concerned taxpayers and voters to the County and the applicant. To that end we have prepared a petition for you to sign and return to the Town Council. The petition is printed on the last page of this *chaparral* and can be folded and mailed back to the Town Council (or dropped off at the Fire Station), and it is also downloadable on our website (www.efhgctc.org). Thank you for your support in "keeping it rural".

Welcoming Committee Forming

By Jacqueline Arsivaud-Benjamin

Are you new to the community? Not sure what to make of this “dark skies” policy you’ve heard about or whether you can join a playgroup or Bunco gathering? Or, have you lived here a while and enjoy telling others about the wonders of our lifestyle? The new Welcoming Committee will help you feel connected to the rest of the community.

We are currently recruiting several “phone tree liaisons”, one for each neighborhood, who will work under the aegis of an overall coordinator to accomplish the following:

- ✓ Visit all new residents and present them with a community guide, information about the local non-profit organizations active in the community (including opportunities to serve on the many Town Council committees), a *chaparral* newsletter with instructions on how to subscribe, and information on our key community events.
- ✓ Write or collect from newcomers (if they so choose) a short description of their family so we can publish it in the *chaparral* in a new “Meet Your Neighbor” feature, so we get to know each other better.
- ✓ Promote seasonal events sponsored by the Town Council such as the 4th of July Parade and Picnic, Elfin Forest Garden Festival, Spring Community Cleanup, Holiday party, etc.
- ✓ Keep abreast of life events in their neighborhoods so we can announce new births, weddings and the like in the pages of the *chaparral*.
- ✓ Communicate with residents on issues of urgent importance to the community such as short notice community meetings.

We are fortunate to already have a very efficient block captain organization in place. The block captains only work with the Fire Department and their sole mission is to contact you in case of fire or other emergency. The Welcoming Committee liaisons will work with the Town Council and only deal with non-emergency issues.

In order to “keep it rural”, we need all residents to be aware of the character of the valley they moved into and impress upon them their role in keeping it as is. If you perhaps think you’d like to become a member of the team, please contact Rachel Barnes at rbarnescpa@aol.com or 760-471-4300. We hope to have the whole organization recruited and trained

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before the 4th of July Parade and Picnic where they will be recognized. And if you get a call from a neighbor you don’t know asking to stop by, it may just be your new Welcoming Committee liaison. So, don’t hang up thinking it might be a telemarketer!

Elfin Forest Garden Festival Preparations In Full Swing

By Jacqueline Arsivaud-Benjamin

Mark your calendars. The main community fundraising event takes place April 21st, from 10 AM to 4 PM. The fourth annual Elfin Forest Garden Festival offers residents and neighbors a chance to:

- ✓ Stroll at your leisure through six different gardens, most never opened to the public before. Get ideas for your own home, see what does well in the valley, and meet the neighbors!
- ✓ Shop at our Garden Marketplace featuring over twenty vendors specializing in garden related services, garden art, jewelry, candles and home décor.
- ✓ Get educated on fire wise gardening and which trees do best in San Diego through a book signing event.
- ✓ Learn from the San Diego Master Gardeners and other horticulture experts who will be on site for free consultations.
- ✓ Enjoy a boxed lunch from Panera (must be reserved in advance).

Think of purchasing tickets to the Garden Festival as gifts for birthdays, early Mother’s Day presents, or “just because” gifts. It’s a great day out with friends discovering your very own community. Remember that your admission ticket helps the Town Council with the mission to “*keep it rural*”. Only when we have sufficient funding can we contemplate mounting vigorous defenses against encroachment by developers through our legal defense fund. The challenges are many. Buying tickets to the Garden Festival or becoming a sponsor of the Festival, as several local businesses have already done, is a great way to invest in preserving the way of life you enjoy.

Advance tickets are \$20. A box lunch is \$10. Tickets are available online at www.elfinforestgardens.info. Day of event tickets (if there are any left) are \$30. Tickets can be picked up on the day of the event at the Elfin Valley Nursery, 20110 Elfin Forest Lane. See www.elfinforestgardens.info for more information.

Minutes Of Elfin Forest/Harmony Grove Town Council Meeting

By Betsy Keithley, Secretary

Date: March 7, 2007

Call to Order: 7:35 PM.

Members present: Eric Anderson, Jacqueline Arsivaud-Benjamin, Melanie Fallon, Mid Hoppenrath, Betsy Keithley, John Philips, and Jeff Swenerton.

7:35: Pledge of allegiance and introduction of members attending the meeting.

Eric Anderson, the outgoing TC Board Chair, quickly turned the meeting over to **Jeff Swenerton**, the new Chair. Jeff introduced the Board including the two newly elected members, **Melanie Fallon** and **John Phillips**. He then acknowledged the contributions of the outgoing members, **Cheri Smith** and **Bill Wilgenburg**. He thanked Eric for being the "diplomat extraordinaire" for the past year.

Treasurer's report from **Betsy Keithley**. Addition of \$290 from *chaparral* subscriptions and community guide sales.

Jeff presented the new Board assignments: Jeff Swenerton - Chair, Mid Hoppenrath - Vice-Chair, Betsy Keithley - Secretary and Betsy Keithley - Treasurer.

Jeff briefly outlined the goals of the Board which are to Preserve our Rural Environment and improve communications between the board and the community. The immediate challenges are

- The proposed increase in housing densities for parcels in Harmony Grove outside of the New Urban West development.
- The Bridges proposed development south of Paint Mountain that would bring sewer across Escondido Creek into Elfin Forest.
- The proposed University Heights development north of Questhaven Retreat that would take 500 acres out of CSA 107 and annex them to San Marcos where there would be sewer and very high density housing.
- The LAFCO and San Diego County Department of Planning and Land Use (DPLU) study of a possible reorganization of the fire and medical services within the unincorporated areas of the

County of San Diego so that the County rather than local areas, as Elfin Forest/Harmony Grove does, would provide service. The funding source is, at this point, not defined.

Upcoming Events include:

- April 14, 9:00 AM: An Earth Day celebration event at the Elfin Forest Recreational Reserve by The Escondido Creek Conservancy and Olivenhain Municipal Water District. Everyone is invited to help clean up the park and spread mulch on newly planted trees.
- April 21: The Elfin Forest Garden Festival
- May 5: The Escondido Creek Conservancy Membership Celebration at the Elfin Forest Recreational Reserve
- Date to be determined: Community Clean Up Day.
- July 1, 4th of July celebration including the Parade and Picnic at the Fire Station. There will again be a terrific water fight at the end so plan to stay. If you would like to volunteer for this or any other event send an e-mail to ekeithley@ucsd.edu or contact anyone on the Board.

There was a presentation by **Frank Twohy**, Fire Chief and **Nona Barker**, Fire Advisory Board Chair about the County's proposed changes to fire service. Both thank the community members for their strong support at all the LAFCO meetings in the last two weeks. The LAFCO-staff are about to cry "uncle" because we will not let go. They asked that we keep on the pressure with letters. Nona presented the LAFCO staff at the Ramona meeting with 156 petitions signed by registered voters in Elfin Forest/Harmony Grove requesting that CSA 107 not be included in phase 1 of the plan. The Fire Advisory Board sent a letter to Supervisor Bill Horn, the Fire Advisory Boards resolution and copies of the petition signed by community residents.

Many people attended a March 7 meeting at the County Administration Building at which the DPLU staff presented their separate story, but would not take any questions. Representatives of CDF's labor union were at the meeting. They said they work well with volunteers. A couple of the LAFCO commissioners were also at the meeting. LAFCO staff admits there is no identified ongoing or sustainable source of funding for the project.

(Continued next page)

(Minutes continued)

Nona and Frank feel a County Fire Enhancement Program may have some merits which need to be explored. They recommend a tentative approval of the Micro-Report's Regional Fire Protection Agency, an eleven member elected body that is in charge. No support is recommended for either plan without secured, sustainable funding in place prior to implementation.

Doug Dill, a member of the San Dieguito Planning Group (SDPG) recommended that the issues be presented at a SDPG meeting. Letters are due April 6 to LAFCO. Nona will put a sample letter in an Elf Alert. **Gary Pryor**, the head of the DPLU has agreed to attend our General Town Council Meeting on April 4, 2007. This meeting will be a presentation by DPLU on their County Enhancement Program which has not yet been presented. The TC Board will work with the Fire Board to draft a letter for LAFCO.

Karen Gardner has generously volunteered and been accepted as the new *chaparral* editor. Because of Karen's involvement with the Elfin Forest Garden Festival her term as editor will begin with the June edition. **Joe Alemanni** (with the help of **Evelyn**) has done a wonderful job for the past five years. The next edition of the *chaparral* will go out to the full community to publicize the situation with the Fire Department. Future *chaparral* production will be outsourced to a vendor.

A Welcoming Committee to greet new residents is forming and volunteers are needed. Contact Jacqueline Arsivaud-Benjamin at 760-891-9061.

The Elfin Forest Garden Festival has raised \$3,700 in sponsorships including **Eveline Bustillos**, Hunter Industries, Sempra, **Ken Dubs** and others. If you know of businesses that would benefit from exposure to the 500 expected attendees, let us know. The Encinitas Garden Festival, originally scheduled on same day, has been cancelled. On May 19 a Thank You party will be held for garden hosts and volunteers. Thanks to **Mary Garman** for donating the food and **Karen Gardner** for donating the alcohol.

Jeff Swenerton, **Lori Vitale** and all the people who put on the picnic last year are beginning planning for this year's event. Volunteers are needed. Contact Jeff Swenerton.

Evelyn Alemanni reported that she and Joe have signed an easement agreement with AT&T to allow

installation on their property of equipment needed to extend DSL to the rest of the valley. So, now we just have to wait.

Adjourned: 8:18 PM.

Can Your Garden EVER Look This Good?

By Evelyn Alemanni

Advertisers airbrush model's faces and figures to make them look drop-dead gorgeous and, in the process, distort women's self images sending them to plastic surgeons by the thousands. But did you know the same techniques used to enhance a photograph of a person are also used to sell plants? A look at Jackson & Perkin's (J&P) most recent rose ad substantiates that claim.

A typical gardener may look at the ad, buy the rose, and then, like the woman who buys an assortment of cosmetics to approximate a model's look, return to the nursery and buy accoutrements ranging from fertilizers to sprays, fungicides, pesticides, and special soils in pursuit of the look in the ad. The cost of these items will likely be more than the rose bush itself. The gardener can never duplicate the abundance and color of the roses in the ad for the same reason the woman with her cosmetics will never look like the model. The photo has been retouched.

Just like snowflakes, nature makes each flower unique. That's why it's easier to detect faked garden photos than faked faces. A close look at the J&P ad reveals a minimum of eight flowers duplicated. Sometimes they're rotated, blurred, or the contrast is changed, but the effect is still the same. Take away the duplications and the rose bush starts to look like something we might be able to grow.

No doubt about it, the roses are beautiful and J&P roses are great, so why not leave it at that without misrepresenting the product? The most galling thing about this ad is that when you go to the parent company's website (bco.com), they state some of their core values including:

- "Trust - Be honest and ethical. Lead by example."
- "Collaboration - Communicate effectively with others."

Gardening is such a rewarding hobby, and it is a lot more fun when our expectations are realistic. Truth in advertising will go a long way to make them so.

What's Happening At The Fire Department – April 2007

By Battalion Chief Dawn Pettijohn

Our new Engine 2821 will soon return from Oregon where it has been getting the compressed air foam system installed. Set to replace our old and aging Rescue 2890, we simply cannot wait.



During its two-month stay here after initial delivery, we were able to get a lot of stuff done to allow us to put it in service quickly when it returns. Thanks to Bob Kephart for all his hard work in pump testing, CHP inspections, radio installation, decals and the long drive to and from Oregon.

Please join us in welcoming two new probationary firefighters Ken Gardner and Mike Roy. Ken is currently attending a Firefighter I Academy at a neighboring volunteer department and doing very well. These young guys bring us enthusiasm and keep us on our toes. They are smart, energetic, and have a ton of desire we will put to good use.

We bid good luck to our own, Firefighter, Matt Terwilliger. Matt, an Army National Guardsman, has been deployed to Iraq with orders for 1½ years. We pray for his safe return. We have so much respect for these young men and women who protect us. Chief Twohy is treating this as a strike team deployment and told Matt that if he needs anything, just contact us. How cool is that? Good luck, Matt...stay safe and come back to us soon.

We are still working on our ICS (Incident Command System) classes with Chief Heiser. These classes are required and will satisfy federal mandates for training. Chief has a schedule all mapped out to continue wildland training. Bringing in Chief Bill Clayton (retired) to teach us firefighter safety on the Wildland Urban Interface, the class included a review of the recent tragedy on the Esperanza Fire where five US Forest Service firefighters lost their lives in the blink of an eye. It is important to ensure we understand how it and why it happened so we make sure we don't put ourselves in that type of situation. It's hard, but that's what Chief Heiser is trying so desperately to teach us. When you peel it all back, it all comes down to decisions of the Engine Company Officer and crew. In the heat of the moment, we have to think our way through the situation and ensure our

safety. Great training, and thanks, Chiefs, for making sure we get it.

Thanks to all of our residents for supporting us in our fight against a takeover. Being a part of the Fire Department has been the highlight of my life. I am honored to be a part of this organization and the communities it serves. So no matter what happens, I would like to say that I, personally, have never been more proud of anything I have done. It was heartwarming to know that we are doing the right thing. For now...we wait. Please continue to write letters. Ask pointed questions of them that they must answer. Be informed. Be vigilant.

News From Questhaven Retreat

Sunday worship is at 10:45 AM. 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 7:30 PM.

April 1 - Lay Down your Palms of Self before Christ – Rev. Phyllis Isaac

April 8 - Easter Retreat – Christ Victorious – Model of our Becoming – Rev. J. Wiltshire

April 15 - When We say “In His Name” – Anne Hubbell

Apr. 22 - Universality, an Inclusive Regard for the World and its People - Rev. Susan Cary

April 29 - Thoughts have Power, Use Them Wisely – Rev. Elizabeth Wood

Sheriff's Department Contacts

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

General - 760-510-5200

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

Betty (B.J.) Williams – Crime Prevention
Specialist/Neighborhood Watch

San Marcos Patrol Station

182 Santar Place

San Marcos, CA 92069

760-510-5254 (Direct line with voicemail)

betty.williams@sdsheriff.org



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Elissa Benjamin - Babysitter and tutor for grades K-4, all subjects. Local references. Can not tutor on Wednesdays or Thursdays. Please call early to reserve babysitting. 760-891-9061.

Amanda Clerke – Experienced Babysitter/Pet Care. Elfin Forest resident, RSF School. YMCA babysitter certification. 12 years old. Please call 760-510-0143.

Jessica MacKinnon - Babysitting/Feed Animals, EF Resident, 15 years old, SFC High School - 10th grade, took babysitting course through Red Cross. Contact at 760-744-8955.

For Sale: White iron day bed with trundle. Excellent condition, perfect for a little girl's room. \$150. 760-471-7933.

For Sale: 2001 Subaru Forester. All time 4-wheel drive, 6 CD changer, heated seats, etc. Excellent condition. 107k miles, \$8,000. 760-471-7933.

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**Elfin Forest / Harmony Grove Fire Department Inc.
County Service Area 107 – Elfin Forest**

Wednesday February 28, 2007

RESOLUTION: 2007 1.1.07

ON MOTION of Director Ken Dubs, seconded by Director Byron Macfarlane, the following resolution is adopted:

WHEREAS, County Service Area 107 – Elfin Forest, is a County Service Area, provides fire and medical services and maintains a largely volunteer staff;

WHEREAS, the County of San Diego is proposing a change in the structure and governance of fire and emergency medical services in the unincorporated San Diego County; and

WHEREAS, the County of San Diego Board of Supervisors directed LAFCO to study the Reorganization of Structural Fire Protection and Emergency Medical Services in Unincorporated San Diego County; and

WHEREAS, the County of San Diego Board of Supervisors directed the Department of Planning and Land Use to create a Conceptual Reorganization of San Diego County Fire Services.

IT IS HEREBY FOUND THAT:

- a) The Elfin Forest/Harmony Grove Fire Advisory Board supports the findings of the Micro Report that states on page 48 of that report that, “CSA 107 (Elfin Forest/Harmony Grove) is geographically isolated from other territory that would be consolidated within Phase 1.” The board further supports the finding on the same page that states; “The Districts remoteness could possibly produce service and coordination issues with a Phase I regional agency...”
- b) In 2004, the North Zone fire agencies retained Emergency Services Consulting Inc. to develop what became the North Zone Fire Effectiveness and Regionalization Study. The study released in March of 2006 recommended the consolidation of the Fire Departments of Solana Beach and Del Mar. The report also recommended the consolidation of Rancho Santa Fe Fire Protection District and CSA 107 Elfin Forest.
- c) For the last two years the Elfin Forest/Harmony Grove Fire Department has been developing a mechanism with the Rancho Santa Fe Fire Protection District (FPD), the Cities of Del Mar and Solana Beach, for CSA 107 to become a part of the Rancho Santa Fe Fire District or a member of a potential Joint Powers Authority.

Elfin Forest / Harmony Grove Fire Department Inc.
County Service Area 107 – Elfin Forest

- d) The area of CSA 107, Rancho Santa Fe FPD, and the cities of Solana Beach and Del Mar is approximately 60 square miles. This 60 square mile area is an island surrounded by cities and has no common border with other unincorporated Phase I volunteer departments, CSA's and districts. The demographics of the areas are similar in that they share for the most part common schools and boundaries, and have both areas of rural estate and higher density housing.
- e) The 2020 plan clearly shows a preference for higher density in areas west of I-15. CSA 107 is experiencing continued growth and is becoming more urban than the other Phase 1 areas. For example the Elfin Forest/Harmony Grove Fire Department is working with developers who are in process of developing one hundred and fifty, two hundred and fifty, and seven hundred and fifty home developments in CSA107. Our town council was recently presented a proposed additional development, called University Heights, which could add as many as 1200 addition homes. These new residents will expect the same levels of advanced life support services (ALS) provided by paramedics and ALS transport services in this area, which are not part of the County Conceptual Reorganization of Fire Services Plan for CSA 107. The department is also in negotiations for a second station in the Harmony Grove area, which will have paid paramedic firefighters and Emergency Medical Technicians volunteers.
- f) North Comm, the EMD dispatch JPA center for most of the north Zone Fire Agencies, dispatches the department. The Elfin Forest/Harmony Grove Fire Department has adopted the North Zone Training and Emergency Operations Manual and participates in North Zone joint training exercises. It makes little sense to have the department dispatched by another agency, which would add a delayed response when giving or receiving automatic aid.
- g) The Elfin Forest/Harmony Grove Fire Department participates in joint projects such as the North Zone video conferencing system for training and is an active participant in the Zone mapping and MDC's, (Mobile Data Computer System), project which will add common mapping and data to computer terminals in the North Zone engines which will allow the identification of the closest engine to an incident.
- h) The North Zone Agencies have automatic aid with each other, share the Rancho Santa Fe training tower, and have a number of common personal protective equipment and minor equipment purchase specification agreements.
- i) Elfin Forest and Harmony Grove residents support the guiding principle behind the LAFCO Micro Report and the County Conceptual Plan that is the improvement of fire and emergency medical services by improving command and control, communications, pooling equipment purchases and standardizing training and emergency operations. The Elfin Forest/Harmony Grove Fire Department embraces these goals and is an active participant within the North Zone to attain these goals.
- j) It only makes sense that CSA 107 (Elfin Forest/ Harmony Grove), be moved to Phase II and all existing funds and future revenue recommended by the LAFCO Micro Report continue to be used to provide the superior service demanded by the Elfin Forest and Harmony Grove residents.

**Elfin Forest / Harmony Grove Fire Department Inc.
County Service Area 107 – Elfin Forest**

IT IS HEREBY RESOLVED THAT:

- 1) The Elfin Forest/Harmony Grove Fire Advisory Board directors, request that County Service Area, CSA 107 (Elfin Forest/Harmony Grove) as well as all existing funding and future revenue recommended by the LAFCO Micro report for CSA 107, be removed from Phase I and be placed in Phase II of the LAFCO Micro Report.

- 2) *The Elfin Forest/Harmony Grove Fire Advisory Board Directors, request that County Service Area, CSA 107- Elfin Forest, as well as all existing funding and future revenue, remain with CSA 107- Elfin Forest and CSA 107- Elfin Forest be removed from any and all actions of DPLU's Conceptual Reorganization of San Diego County Fire Services.*

Passed and Adopted by the County Service Area 107 – Elfin Forest, Fire Advisory Board and the Elfin Forest / Harmony Grove Fire Department Inc. Board of Directors on this day of February 28, 2007, by the following vote:

AYES: 7
NOES: 0
ABSENT: 0

Rob Hill
Secretary

Nona T. Barker
Chairwoman/President

Robert Kephart
Vice Chairman/Vice President

Byron Macfarlane
Treasurer

Michael Holmes
Director

Bob McGurk
Director

Ken Dubs
Director

Frank Twohy
Fire Chief

March 2, 2007

Supervisor Bill Horn

1600 Pacific Highway
Room 335
San Diego, CA 92101

Dear Supervisor Bill Horn:

Subject: Fire and EMS Service Studies

The Local Agency Formation Commission (LAFCO) study of Reorganization of Structural Fire Protection and Emergency Medical Services in Unincorporated San Diego County (Micro) is now drawing to a conclusion. LAFCO's process has been professional and informative. LAFCO staff has done a remarkable job of utilizing the experience of the fire service professionals from all affected areas, including the County Service Areas, as well as both volunteer and paid personnel in this long and arduous process. The only area we feel needs improvement is the public notification of the workshops.

In contrast to the positive utilization of resources exemplified by LAFCO, the Department of Planning and Land Use (DPLU) Conceptual Reorganization of San Diego County Fire Services Plan was created without any input from the fire services in the affected areas. Whereas LAFCO brought into consequence the opinions of the agencies involved, the communication between DPLU and the affected agencies has been nonexistent. As the plan created by DPLU has been included in the Micro report as an attachment, it was expected that a DPLU staff presentation would be included at the recently held LAFCO workshops. This was not the case. We are requesting that DPLU accept the invitation extended to them by the Elfin Forest / Harmony Grove Town Council to present their plan to the community on Wednesday March 7, at 7:00 pm.

Included with this packet is a Resolution of the Elfin Forest / Harmony Grove Fire Department Inc. and the Fire Advisory Board of Directors of County Service Area 107- Elfin Forest. The resolution makes the following requests:

- 1) The Elfin Forest/Harmony Grove Fire Advisory Board of Directors requests that County Service Area 107 - Elfin Forest be removed from Phase I and be placed in Phase II of the LAFCO Micro Report, as well as, the placement of all existing funding and future revenue in Phase II. And,
- 2) The Elfin Forest/Harmony Grove Fire Advisory Board of Directors request that the County Service Area 107- Elfin Forest be removed from any and all actions of the DPLU's Conceptual Reorganization of San Diego County Fire Services, and that all existing funding and future revenue remain with CSA 107- Elfin Forest.

Please read our resolution carefully as the reasons for the exclusion of CSA 107– Elfin Forest from the Phase 1 Micro report and the County Conceptual Plan are well documented.

Also included are petitions of support to and direction for the Elfin Forest / Harmony Grove Fire Department. The 157 petitions from our residents / registered voters demand their inclusion in all decisions affecting fire and emergency medical services in their communities.

Our residents support the position of the Fire Advisory Board. The residents pledge that if either proposal goes forward without secured, sustainable and ongoing funding in place prior to implementation, their actions will be to protest and to cause a vote.

The Fire Enhancement Program proposed by DPLU has some merit that should be further explored but discussions must include all affected agencies. The lack of communication, secrecy, lack of accountability of the monies already spent, and the stolid demands of DPLU only create mistrust and suspicion of ulterior motives.

DPLU would be doing themselves and the fire agencies of the unincorporated areas a great service if they were to communicate in an honest and open manner.

DPLU has not asked CSA 107- Elfin Forest if we have a planning process or if we have had a plan in place to raise our level of service. DPLU might be surprised to find out we have a service improvement plan already in place. In 2001, a 15-year financial and service plan was created with community input via a focus group. This plan included a Benefit Fee increase ballot measure along with the recommendations of paid full time staffing. (Benefit Fee measure passed with 87% approval)

The Board of Supervisors' approval of the 750 home development Harmony Village, makes clear that CSA 107– Elfin Forest needs additional funding to continue providing our community with now two full time fully staffed fire stations.

Our means of increased funding was the increase of Benefit Fees, access to fire mitigation fees, and developer mitigation including cash, land and building construction. DPLU has removed all but the Benefit Fees from our financial plan, which also stops our momentum toward fully paid staffing.

We ask you, Supervisor of CSA 107- Elfin Forest, to direct DPLU to reinstate all funding past, present and future and the control of how this funding is to be utilized to the Elfin Forest / Harmony Grove Fire Advisory Board.

We request you, the Supervisor of CSA 107- Elfin Forest, to direct DPLU to meet with Chief Twohy and the Fire Advisory Board to explore additional means releasing DPLU's Fire Enhancement Program funding to C.S.A 107 – Elfin Forest. We believe the intent of the Fire Enhancement Program is to help under funded agencies. We believe this should be extended to agencies like ours, whose plan does not include CDF, but does include full time staffing and possible consolidation/reorganization into a larger Fire District. The additional funding would allow us to be an equal player with equal services.

You may contact myself or Chief Frank Twohy with any questions or items that need clarity.

Respectfully,

Nona T Barker
Chairwoman
Elfin Forest / Harmony Grove Fire Advisory Board
Enclosure (2)

cc: Supervisor Greg Cox
Supervisor Dianne Jacob
Supervisor Ron Roberts
Supervisor Pam Slater
Chief Administrative Officer Walt Ekard
Director of Planning and Land Use Gary Pryor

SAMPLE LETTER TO LAFCO

To our honorable Board of Supervisors, LAFCO commissioners and DPLU director,

I am writing as a landowner and registered voter in Elfin Forest. I live within the boundaries of CSA 107 - Elfin Forest and recently became aware of the plans outlined in LAFCO's Micro Report. After carefully considering the various alternatives proposed in LAFCO's Micro Report (SSP plan, county plan, CSA 135, and status quo), I strongly encourage you to remove CSA 107 - Elfin Forest from the Phase I implementation of this report and place it into Phase 2. I also request that you remove CSA 107 - Elfin Forest from the DPLU's Conceptual Reorganization of San Diego County Fire Services Plan. My reasons are listed below:

1. The Elfin Forest / Harmony Grove communities are unique in that our fire department is a key component of our community character. Most residents know Chief Twohy and our many captains by their first names. Our fire house is our community gathering place for our annual 4th of July parade, Christmas party, many fundraisers, and our monthly Town Council meetings. Volunteers have created a Fire Wise garden at the fire house for the use and enjoyment of other residents. Residents know they can call their fire personnel for information and advice on many safety topics.
2. We believe in our local fire personnel. They live here, work here, and have fought many fires here. They are the people we want making the important fire decisions for our community, and showing up at our front door when there's an emergency.
3. This entire community has a strong volunteer ethic, of which our firefighters are only a part. We have a network of volunteer block captains who are the phone tree for the fire department, disseminating information in the event of an emergency. Volunteers run so many other aspects of our community - our Town Council, our Community Foundation, our Landscape Foundation.
4. If you look at the map of fire districts that would be affected by the Micro Report, they are all contiguous and east of the I-15, except CSA-107 – Elfin Forest. We are an island (in many ways) in the middle of incorporated communities. We've fought hard to stay that way so we could maintain control of our density and zoning. And we have also built relationships with our neighboring fire departments, with whom we have more in common than we do with the expanse of unincorporated county east of the I-15. We don't belong in a district tailored for the open country east of I-15.
5. Our fire personnel and our community take responsibility for having a superior fire response capability. Years ago, our community approved an additional property tax for fire department funding; our fire department recently obtained their ISO certification. We know what needs to be done, and are willing to do it.

For these and many other reasons, please remove CSA 107 from the Phase 1 implementation of LAFCO's Micro Report, and from DPLU's Conceptual Reorganization of San Diego County Fire Services Plan.

To ensure we remain on par with other fire districts, please also ensure that we have access to all existing funding and future revenue (mitigation fees, developer fees, CFDs), as well as the existing funds and future revenue recommended by the LAFCO Micro Report.

Thanks for your support,

Elfin Forest / Harmony Grove Fire Department County Service Area 107 – Elfin Forest 6 Petition

I, _____ am a registered voter
(Print name)
of San Diego County and own land or reside within the legal boundaries of County Service Area 107 – Elfin Forest.

Do hereby support the following:

1. The Elfin Forest/Harmony Grove Fire Advisory Board directors, request;
 - a. County Service Area, CSA 107- Elfin Forest be removed from Phase I and be placed in Phase II of the LAFCO Micro Report.
 - b. All existing funding and future revenue recommended by the LAFCO Micro report for CSA 107, be removed from Phase I and be placed in Phase II of the LAFCO Micro Report for CSA 107- Elfin Forest.

2. The Elfin Forest/Harmony Grove Fire Advisory Board Directors request;
 - a. County Service Area, CSA 107- Elfin Forest, remains CSA 107- Elfin Forest
 - b. All existing funding and future revenue, including but not limited to fire mitigation fees, developer mitigation, CFD's for fire and emergency medical services remains with CSA 107- Elfin Forest
 - c. CSA 107- Elfin Forest be removed from DPLU's Conceptual Reorganization of San Diego County Fire Services Plan.

3. The Elfin Forest/Harmony Grove Fire Advisory Board Directors request;
 - a. Elfin Forest / Harmony Grove Fire Department Inc. Continue to provide the superior service demanded by the Elfin Forest and Harmony Grove residents of County Service Area 107 – Elfin Forest, as provide in the Contact for Fire Services dated April 28, 1992. between Elfin Forest / Harmony Grove Fire Department Inc. and County Service Area 107 – Elfin Forest for the County of San Diego.

And,

I _____ pledge to protest to cause a vote,
(Print name)

If either the Reorganization of Structural Fire Protection and Emergency Medical Services in Unincorporated San Diego County or Conceptual Reorganization of San Diego County Fire Services go forward without secured, sustainable funding in place prior to the implementation of either plan.

Signature

Date

Address

City

State

Telephone

E-mail

Elfin Forest / Harmony Grove Town Council

Bridges Unit 6 Petition

I, _____ am a registered voter
(Print name)
of San Diego County and own land or reside within the legal boundaries of County
Service Area 107 – Elfin Forest.

Do hereby support the following:

1. The application for the Bridges at Rancho Santa Fe Unit 6 (SPA 01-004, TM 5270RPL, P85-084W, P85-064W) should be denied as per DPLU staff recommendation dated August 25, 2006:
 - a. One of the two stated reasons a biological open space easement was designated in Unit 6 in 1986 was “to answer concerns about visual impacts” (FEIR 3/17/06 G4 response). Allowing the project to go forward would constitute a *breach of trust* with the public since that impact cannot be mitigated for, should housing be allowed on the current buffer agreed to by neighbors as a condition of support of the original project.
2. Vacating this viewshed and biological open space easement would create a dangerous precedent:
 - a. Many community agencies, most notably the San Dieguito Planning Group in their comment letter of August 5, 2005, have expressed concern about what would be a precedent-setting event if the vacation took place. “This sets a very frightening precedent (...). It would open the door for future vacations of hundreds of acres of dedicated biological open space.” (FEIR 3/17/06 I16)
 - b. Open space, beautiful views, and nature are defining characteristics of the community of Elfin Forest, with hundreds of acres of open space potentially at risk from development should this vacation occur.
3. Unit 6 as currently described has potential growth inducing effect:
 - a. While the application for Unit 7 has been withdrawn by a letter dated March 4, 2007 from Lennar, the developer has not stated any plans to protect Unit 7 from development in the future by selling it to a land conservancy.
 - b. Without Unit 6 there can be no Unit 7, since the bridge from Calle Ponte Bella is necessary for access to Unit 7. Without a commitment from the Applicant to protect Unit 7, Unit 6 has to be stopped to prevent further growth in the future.

Signature

Date

Address

City

State

Telephone

E-mail

**Elfin Forest / Harmony Grove Town Council
Attn: Bridges Unit 6 Petition
20223 Elfin Forest Road
Escondido, CA 92029**