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20223 Elfin Forest Rd., Elfin Forest, CA 92029

San Dieguito Planning Group
Attn: Paul Marks, Chair

May 13, 2010

RE: TM 5261RP2

Dear Chairman Marks and Members of the San Dieguito Planning Group,

The Elfin Forest/Harmony Grove Town Council is writing to you today to comment on the new replacement map for "Victoria Shangri-La." While it is quite early in the process and we have not yet been able to review the new map, preliminarily we do know that we have many problems with 35 lots on sewer on this property.

As you know, the community of Elfin Forest is primarily characterized by natural open space with some of the best remaining stands of coastal sage scrub containing gnatcatchers in the unincorporated North County. It is a rural enclave with large residential lots with many types of agriculture uses such as ornamental nurseries, cut flowers and avocado orchards as well as horse, llamas and alpaca ranches. It is an extremely peaceful and quiet place and generally remains in its natural state. This project is not consistent with our community standards for a number of reasons.

DENSITY. The new Elfin Forest and Harmony Grove Community Plan supports a General Plan designation on this property of RL20 and SR4 which was also recommended by the DPLU staff as part of the General Plan Update and ultimately approved by the Planning Commission in November 2009. This new Tract Map bases its number of units on a General Plan designation of SR2 which is much too high for this particular property. The rationale for the RL20 and SR4 designation is based on the fact that the property contains sensitive biological resources and steep slopes. In addition much of Elfin Forest is being recommended to be SR4 or RL20 in the new General Plan and this development at a density of SR2 will not be consistent with any new future development in the community.

CLUSTERED DEVELOPMENT. Since we are not yet able to review this new Tract Map, we have not been able to view the site layout. But, we understand that the development is clustered, which the Elfin Forest community does not support unless the clustering is on lots of 2 acres or greater.

SEWER. The community of Elfin Forest does not have any connections to a municipal sewer system, and we see that as a crucial standard to maintain to prevent the well documented growth inducing effects of Sewer connection.. Our community plan states, "Septic systems are strongly supported by the community as they have become a very important mechanism to keep the community rural, as large lots are necessary to sustain these systems." To allow this development to hook up to sewer is a major breach of one of our most significant community standards and should not be allowed.

TRAILS. This particular property has a number of existing trails which currently run through the property and are used extensively by residents. In any scale of development, these trails must be

maintained and improved. The Elfin Forest community has over 23 miles of equestrian and pedestrian trails and the trails on this property link to the existing trail system.

We thank you for the opportunity to comment on this project and we look forward to working with you to make it a development that better fits within the Elfin Forest community.

Sincerely,

A handwritten signature in black ink, reading "Melanie Fallon". The signature is written in a cursive, flowing style.

Melanie Fallon, Chair
Elfin Forest/Harmony Grove Town Council