



20223 Elfin Forest Road
Elfin Forest, CA 92029

2012 Board Members:

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The Escondido City Council
201 North Broadway
Escondido, CA 92025

January 2, 2013

Dear Council Members:

Thank you for the opportunity to comment on your Annexation Pre-zone and Sphere of Influence Amendment - PHG 11-0036.

We would also like to thank you for the recent recognition of Harmony Grove in City documents and for acknowledging our County-approved Community Plan. We were pleased to see that your new General Plan prohibits vehicular access to nonresidential land uses from Harmony Grove Road west of Citracado Parkway.

We believe that annexation of the three parcels within Harmony Grove and development with an industrial or commercial design could cause significant adverse impacts if appropriate conditions are not adopted as outlined at the end of this letter.

As you know, the rural residents successfully petitioned LAFCO to remove these three parcels from the Escondido SOI to limit urban encroachment that would threaten our rural lifestyle. Our Community Plan Policy LU-2.1.4 specifies that a buffer zone must be used to separate our rural community from urban areas.

In order for the Elfin Forest Harmony Grove Town Council to support this annexation -- considering the probable negative impacts -- we do request that the City provide us with the following:

1. Consideration as to how to preserve the historic Harmony Grove community character and retain rural property values while accommodating limited annexation for industrial incursion. A process should be identified and included in the Annexation Pre-zone Documents.
2. A plan for a landscaped buffer zone between adjacent future industrial/commercial uses and the existing rural residential uses must be developed and included in the Annexation Pre-zone Documents. This buffer should incorporate multiuse trails and/or sidewalks that will link the ERTC with the 742-home Harmony Grove Village (trail #07), the community

of Eden Valley (trail #05B), and the Escondido Creek trail (trail #14), as shown on the County Master Trails Plan:

(http://www.co.san-diego.ca.us/reusable_components/images/parks/doc/CTMP/02-IndCommPlansandMaps_pdf/CommunityTrailsPlans/NC_Metro_Harm_Grove_Community_Trails_and_Pathways_Plan_2008_Update.pdf) and the County Master Trail Map: http://www.co.san-diego.ca.us/reusable_components/images/parks/doc/CTMP/02-IndCommPlansandMaps_pdf/CommunityTrailsMaps/NorthCountyMetro.pdf

3. Continued recognition and support for the Elfin Forest Harmony Grove Community Plan already established for these communities.

We do request, and believe it is of utmost importance and priority, that the City of Escondido seek the approval and advice of the San Dieguito Planning Group and the Elfin Forest Harmony Grove Town Council regarding the design of an acceptable buffer zone that is fitting for our historic and rural community. We have drafted a possible buffer zone plan as a starting point for collaboration with the City (see attachment).

We thank you in advance for your consideration.

Sincerely,



Jacqueline Arsivaud Benjamin
Chair, Elfin Forest Harmony Grove Town Council

cc:
Robert Barry, AICP, LAFCO
Lois Jones, Secretary, San Dieguito Planning Group