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20223 Elfin Forest Rd., Elfin Forest, CA 92029

Planning Commissioners  
County of San Diego  
Attn: Cheryl Jones  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

February 16, 2010

**SUBJECT:** Conservation Subdivision Program

Dear Chairman Woods and Members of the Planning Commission;

The purpose of this letter is to express the opinion and reserved support of the proposed Conservation Subdivision Program by the Elfin Forest/Harmony Grove Town Council.

Conceptually we support the premise of this new ordinance, but we have two issues that concern us. The first issue has to do with whether we can trust that any land set-aside as open space as part of a conservation subdivision will indeed be committed as open space for perpetuity. There is a history in San Diego County where previously dedicated open space has been vacated. An example very close to home was Lennar's Bridges Unit 6 development where land set aside as biological open space in perpetuity as a condition of the original development in 1986, was subsequently allowed to be developed in a January 2008 Board of Supervisors decision.

One suggestion to solve this problem would be to require two or more parties to hold the conservation easement on the open space property in a conservation subdivision (the County *and* a bona fide conservancy like The Nature Conservancy or TECC for example). The Elfin Forest/Harmony Grove Town Council believes that this would go far in making this conservation subdivision program more realistic and would garner the support of many of the San Diego County communities.

The second concern that we have is that we must be assured that if there is a conservation subdivision in our Community Plan area that the development footprint allow only development that is consistent with the community character as contained in our Community Plan and defined by our newly depicted community boundary. Primarily this means that the clustered development is no greater than 1 dwelling unit per 2 acres and does not use sewer connections, but instead depends upon septic systems for waste management.

If these suggestions can be incorporated into the Conservation Subdivision Program then the Elfin Forest/Harmony Grove Town Council can support this new program. Thank you for taking our input in consideration.

Sincerely,

Melanie Fallon, Chair  
Elfin Forest/Harmony Grove Town Council

Cc: Devon Muto  
Joe Farace