

ELFIN FOREST HARMONY GROVE A SNAPSHOT OF OUR COMMUNITY

BACKGROUND

In the winter of 2005, the Elfin Forest/Harmony Grove (EFHG) Town Council appointed a committee to develop a community survey. The intent of this survey was to obtain demographic and attitudinal data in order that the EF/HG Town Council could better serve the community when confronting prospective developers, county officials and others.

The last time a community survey was fielded was 2002. Only Elfin Forest residents were surveyed at that time. The 2005 survey was sent to all homes in both Elfin Forest and Harmony Grove. This report will highlight the current perceptions of both communities, distinguish where the two communities differ, and provide a small analysis on community involvement highlighting the differences between Elfin Forest and Harmony Grove and between relative newcomers (those who have lived in the community for 10 years or less) and the more seasoned residents (those who have lived in the community for 11 years or more).

SURVEY HIGHLIGHTS

Much of the information gathered from the over 120 households was not surprising. Residents love their rural environment, they love animals and they love their relative seclusion. Elfin Forest and Harmony Grove residents are by no means a homogenous group. There is a rich mix of ages, professions, household sizes and incomes as in any healthy community.

Though both communities love the rural life, there are many distinctions that should be noted. The respective community attitudes on development, trails, sewer, and zoning are

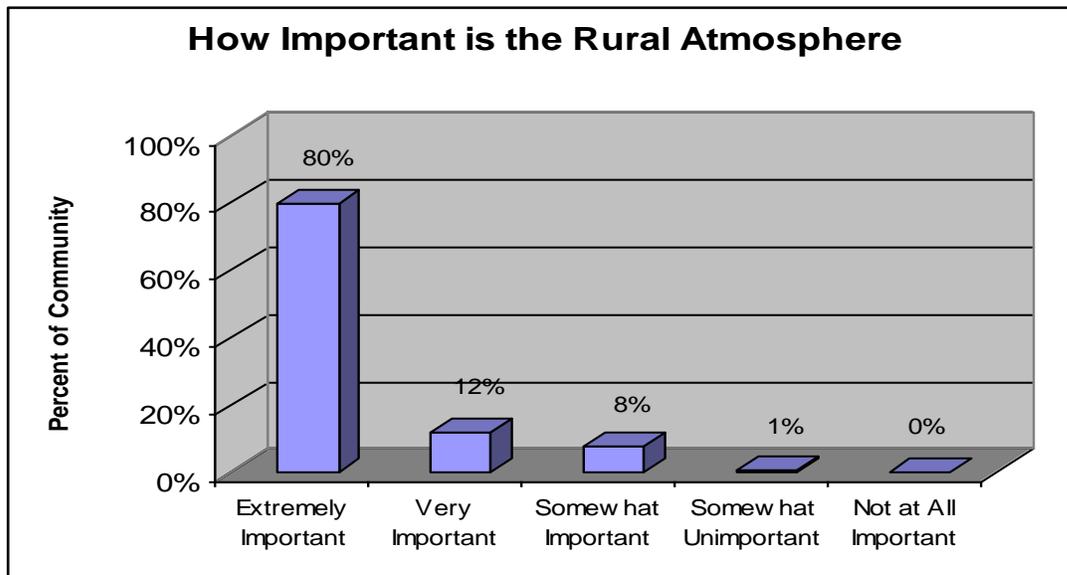
quite different. As the community looks forward, it is important to keep these differences in mind.

As a one time comment, the 2005 survey data reflect that the community of Elfin Forest is more united attitudinally compared to 2002. Residents feel stronger about keeping out developers, keeping lot sizes larger and encouraging custom built homes.

DEMOGRAPHICS OF THE EF/HG COMMUNITY

Why Residents Live Here

Residents were asked to rate how important various attributes are in their decision to live in the EF/HG community. Generally, it's the rural life!! Ninety-two percent of residents feel that the rural atmosphere is important (extremely important or very important).



And what does the rural life entail? It's all about space. Large lot sizes are important to eighty-nine percent of residents and relative seclusion is important to eighty-eight percent of residents. Residential private property isn't the only concern. Undistributed ridgelines,

views, and open space are all cited as being important to residents in their decision to live here (86%, 83% and 93% respectively).

Space does have advantages. Dark skies and lack of noise are important to eighty-five percent and ninety-one percent of residents respectively. Absence of traffic is cited by eighty-eight percent of residents as being important.

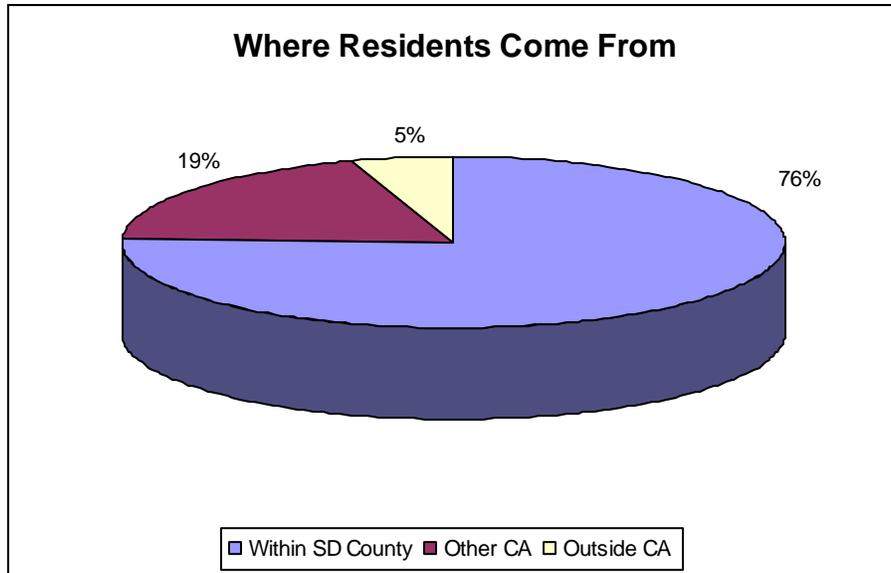
Money factors are also important to community residents. Seventy-six percent of residents cite value for the money as motivation for living in the area.

Who Are the Residents of Elfin Forest and Harmony Grove?

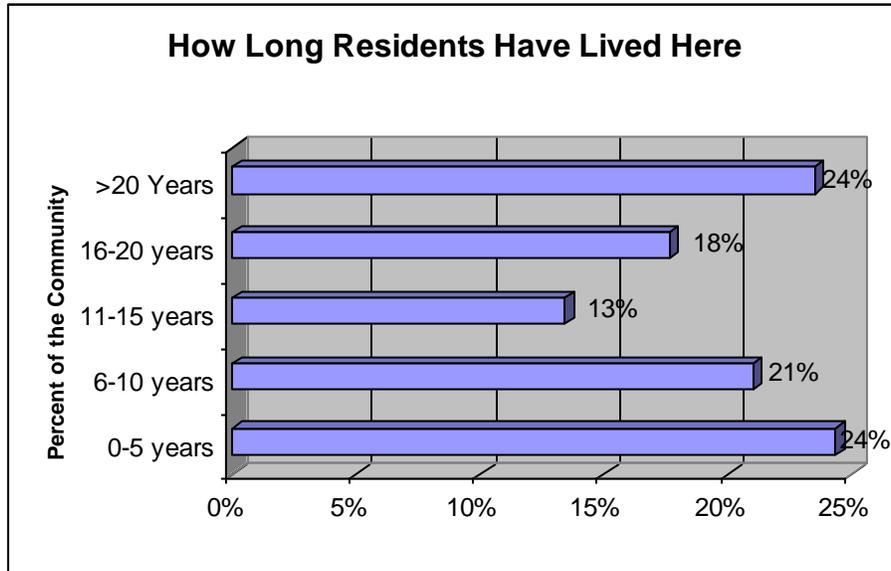
Average Household Size:	2.6
Percent of Residents that are Male:	50%
Percent of Residents that are Female:	50%
Average Age of Adults (18 and older):	52.6 years
Average Age of Children (Under 18):	10.5 years

Where Residents Come From

Most residents moved here from someplace else in California. Surprisingly, seventy-six percent moved from somewhere within the San Diego area!! Only 5 percent moved here from outside of California.

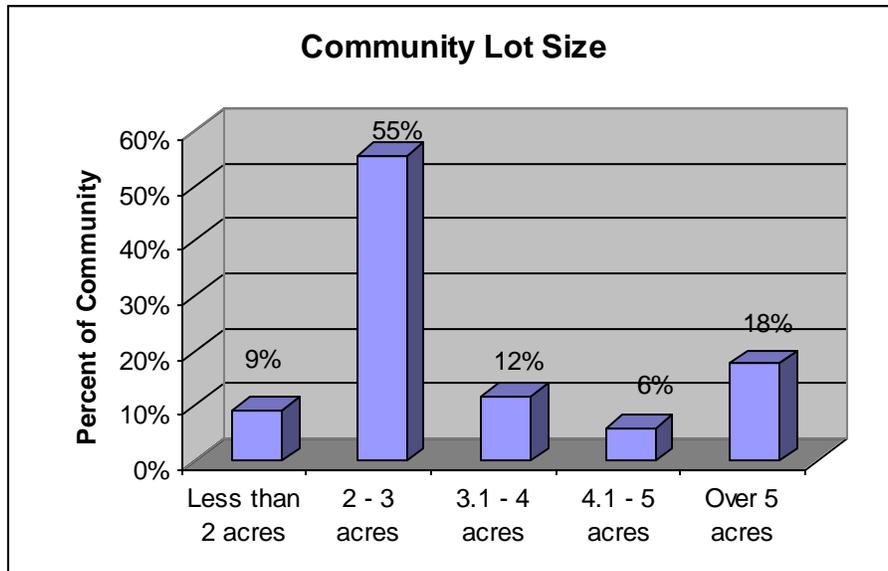


A quarter of the community residents have been here for five years or less and a quarter of the community has been here for over 20 years.



Homes

The majority of community homes are between 1,500 square feet and 4,500 square feet (85%). Houses are generally on 2 to 3 acre lots (55%). Large lots provide room for animals and for garden space. Forty-four residents reported having a barn or animal shelter on their property and 7 residents reported having a greenhouse.



The median value of a community home was estimated by residents at \$1,250,001 - \$1,500,000. This is over 200 percent higher than the median value of homes in San Diego County (\$550,000 per San Diego Union Tribune). Part of the reason that homes in the community are pricey is that they are primarily custom built. Seventy-three percent of residents feel that it is important to community character to only allow custom built homes.

Animal Keeping

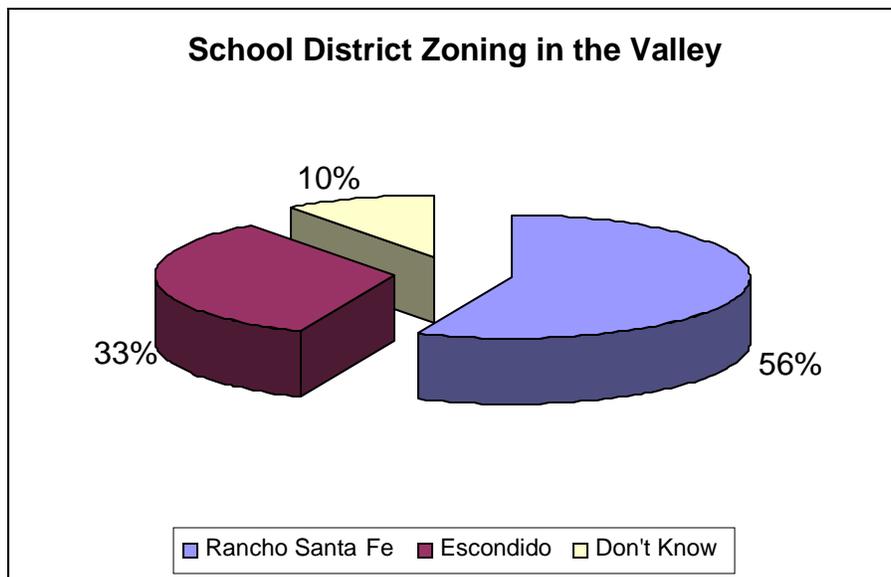
The ability to keep large and small animals is one of the many reasons that residents move and stay in the community. Fifty-two percent of residents stated that the ability to keep horses and large animals is extremely important or somewhat important in their decision to live in the community. In fact, there are more domestic animals living in the community than people! Survey results show there are 2.3 horses per household and 3 other large domestic pets per household (cows, goats, alpacas, llamas, etc),

And let's not forget the small guys. The area is a dog paradise with at least 1.6 dogs per household and 1.1 cats per household. Birds are a favorite too ... there is one bird per

household in the community. (Note, when it was obvious that certain residents breed animals, these households were not included in order to not bias the data.)

Schools

The EF/HG community does not have a centrally located school. Currently fifty-six percent of community residents are in the Rancho Santa Fe School District, thirty-three percent are in the Escondido School District and 10 percent of residents aren't sure to which school district they belong.

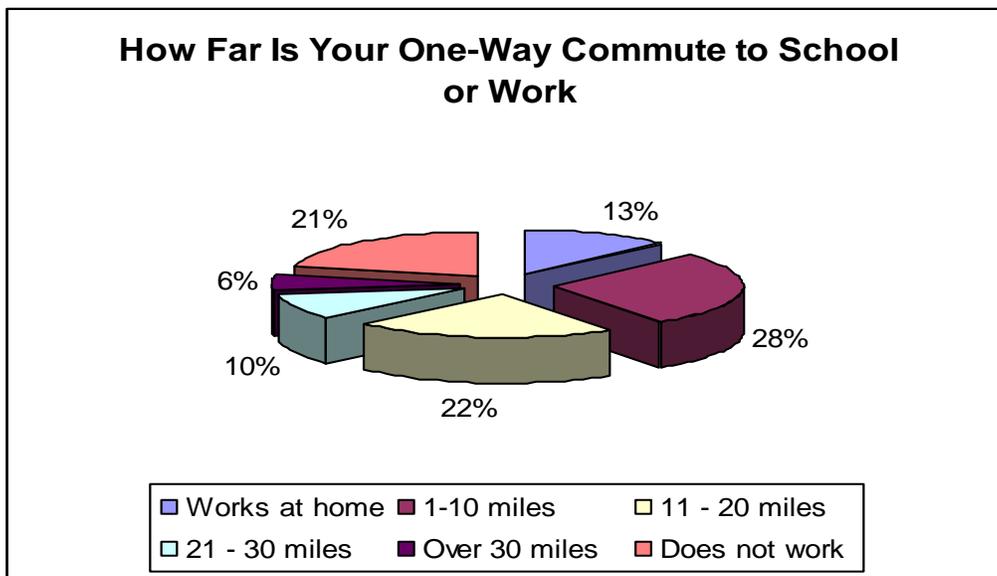


Fifty-nine percent of Community school age children attend Rancho Santa Fe schools, 8 percent attend Escondido schools, twenty-three percent attend Encinitas or San Dieguito Union and 10 percent are enrolled elsewhere.

INFRASTRUCTURE

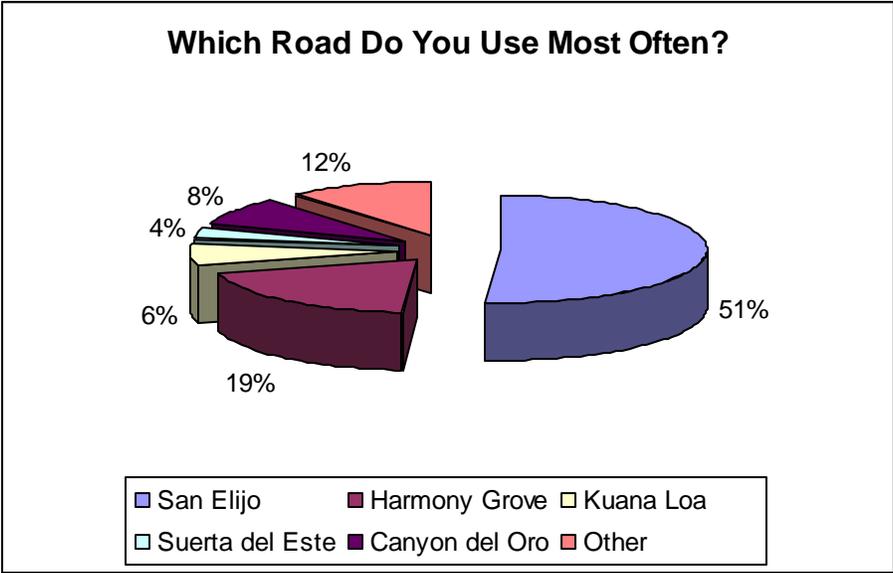
Roads and Commuting

With such a beautiful setting to work in who would want to leave home for work if you don't have to? Over 10 percent of residents work at home compared with the national average of 4.5 percent as cited by the Census Department. Fifty percent have less than a twenty mile commute and only 6 percent commute more than thirty miles.



Forty-four percent of residents said that an increase in their commuting time would give them pause when considering leaving the community. Traffic was the most frequently cited ad-hoc response given when residents were queried as to what the most pressing issues were facing the community.

Over fifty percent of residents claim that they use San Elijo Road when entering or exiting the community. Harmony Grove Road came in as the most popular second alternative.

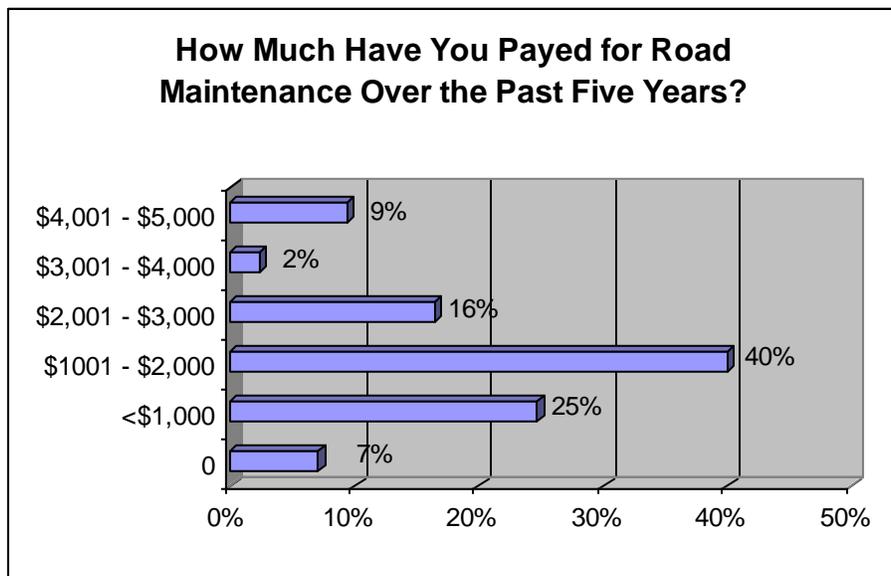


Road Widening and Stop Signs

Approximately eighty percent of residents do not want to see Harmony Grove Road or Elfin Forest Road widened. Over forty percent prefer not to see stop signs on either road though roughly forty percent are ambivalent to stop signs. Between fifteen and twenty percent feel that stop signs are a good idea.

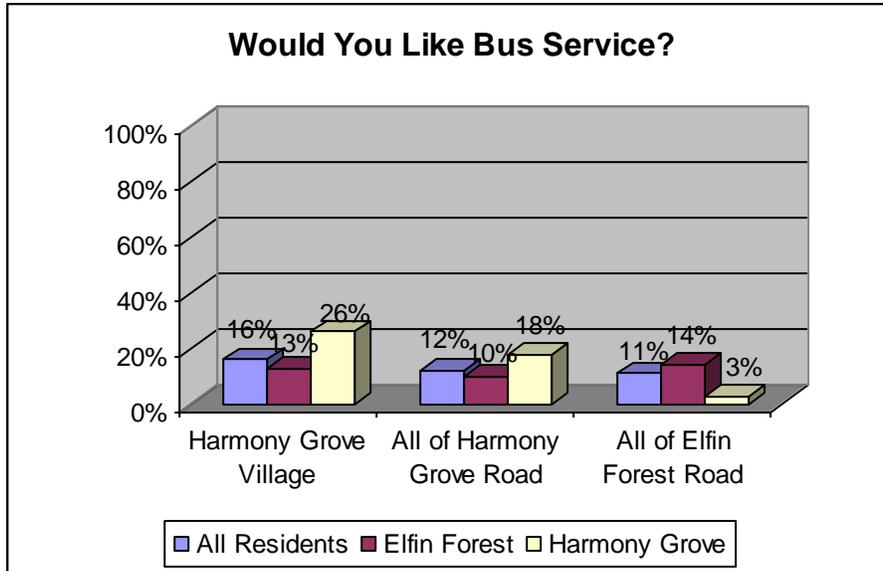
Private Roads

Seventy-three percent of residents live on a private road and eighty-two percent of residents live on a paved road. Only twenty-six percent of residents claim to have a formal road maintenance association. It is suspected that more road maintenance associations exist but that people don't know they have one. Only 7 percent of residents that live on a private road claim not to have paid anything for road maintenance in the last five years. Sixty-five percent claim spending under \$2,000.



Buses

Community residents are typical of other Californians in that they love their cars. Very few respondents are interested in having bus service though there were slightly more Harmony Grove residents interested in bus service within the planned Harmony Grove Village. It might be worth noting here that this survey was conducted before gasoline prices shot through the roof!



Trails

According to the survey eighty-two percent of residents prefer trails to sidewalks and fifty-nine percent of residents said they would like more community trails in Elfin Forest. Interestingly, only forty-eight percent of residents report using the trails. It would appear that the equestrian spirit is alive and well if even just in spirit! Thirty percent of residents aren't sure if they want more trails and only twelve percent oppose adding more trails.

About one-third of the residents state that they have community trails currently on their property. Thirty percent say they would be willing to have community trails on their property and another thirty-two percent are unsure if they want trails on their property. The remaining thirty-eight percent do not want community trails on their property.

Though one-third of residents cite not wanting trails on their property, more than half of all households were willing to pay for trail maintenance and upkeep. Of those interested in contributing to trail maintenance the majority is comfortable paying \$100 per year or less. Forty percent are not interested in contributing at all.

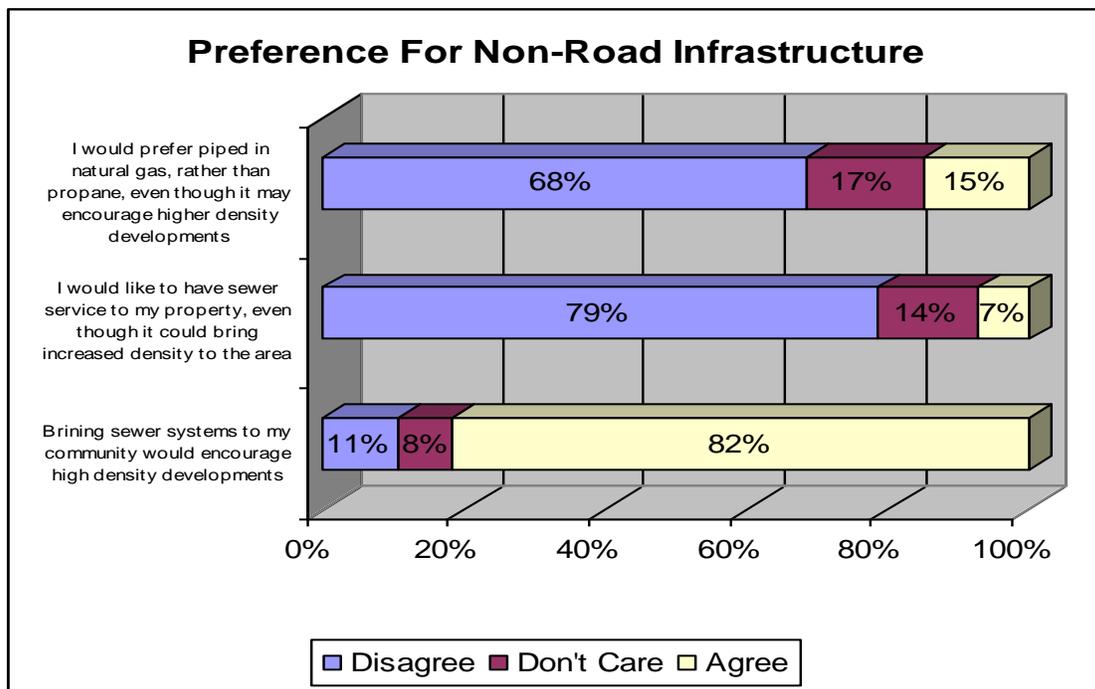
Virtually no businesses benefit from trails on their property according to the survey.

Non-Transportation Related Infrastructure

Utilities

With regard to non-transportation related infrastructure, seventy-nine percent of residents don't want sewer lines to their property and eight-two percent feel that bringing sewer systems to the community will encourage high density developments.

Sixty-eight percent of residents don't want piped in natural gas to their property.



Schools

The school district is an important factor in many residents' decision to live in the community. Fifty-five percent of cite their respective school district as being "extremely" or "very important" in their decision to live in the community. Thirty-five

percent of residents cite that school redistricting would likely impact their decision to leave the community

Over one third of the community does not want a community school in Elfin Forest. Sixty percent of residents are ambivalent about adding a local school and eight percent of residents are decidedly for a community school.

Parks

The majority of community residents (59%) do not support the development of a community park and playground in the community. A larger portion of Elfin Forest residents (65%) than Harmony Grove residents (44%) feel this way.

An even larger proportion of residents (81%) do not support the development of a sports park in the community.

ATTITUDES AND OPINIONS

Community Involvement

Living in this area is a mixed blessing. To keep the area rural and quiet takes a lot of work by community members. With ever increasing demands on time from work and families, not to mention the large lots and all of the animals, there is precious little time left to dedicate to the community. Amazingly the citizens of Elfin Forest and Harmony Grove make the essential time. The Volunteer Fire Department, the Town Council, the Landscape Foundation, the Block Captain volunteers, the Fire Department Auxiliary, the Garden related fund raisers and the Community Foundation are just a few of the people and organizations working to keep the community safe and sound

However, attendance at monthly Town Council meetings is very low. Only seventeen percent of community members say they go to a meeting every month. Forty-four percent come to a meeting a few times a year when there are important issues to discuss and eleven percent didn't know that there were monthly Town Council meetings. It is important to note that twenty-five percent of Harmony Grove respondents don't know about the existence of the Town Council versus only 6 percent of Elfin Forest residents.

Fortunately more people read the Chaparral newsletter and stay connected that way. Sixty-eight percent of the community state that they read the Chaparral every month. Seventy-seven percent of Elfin Forest reads the Chaparral every month but only forty-four percent of Harmony Grove does likewise. Again, this difference in readership might be due to the fact that twenty-eight percent of Harmony Grove residents don't know there is a monthly Chaparral newsletter compared to 6 percent of Elfin Forest residents.

Fewer people visit the Town Council website and there are many who didn't know there was a Town Council website (18% in Elfin Forest and 35% in Harmony Grove). Likewise forty-one percent of Harmony Grove residents don't know about Elf Alert notices while only 10 percent of Elfin Forest residents were in the dark.

The majority (59%) of the community appreciates being notified about local news and events via the Chaparral newsletter. An alternative mode of communication that residents cite they would appreciate and is not consistently pursued is the posting of events along EF/HG roads.

Community Involvement and Length of Residency

Because the community is small but growing and community outreach is somewhat difficult, it seemed important to understand if there was involvement from new community members. For comparison purposes a new community member is considered someone who has lived in the community for ten years or less and a seasoned community member is someone who has lived in the community for 11 years or more. (This analysis would sure be difficult in Carmel Valley!)

Findings were somewhat surprising. New residents (22%) were slightly more likely to go to Town Council meetings every month than seasoned residents (9%). As to be expected a slightly larger percentage of new residents (15%) versus seasoned residents (8%) do not know about Town Council meetings. A much larger percentage of seasoned residents (28%) versus new residents (9%) cited no interest in attending meetings.

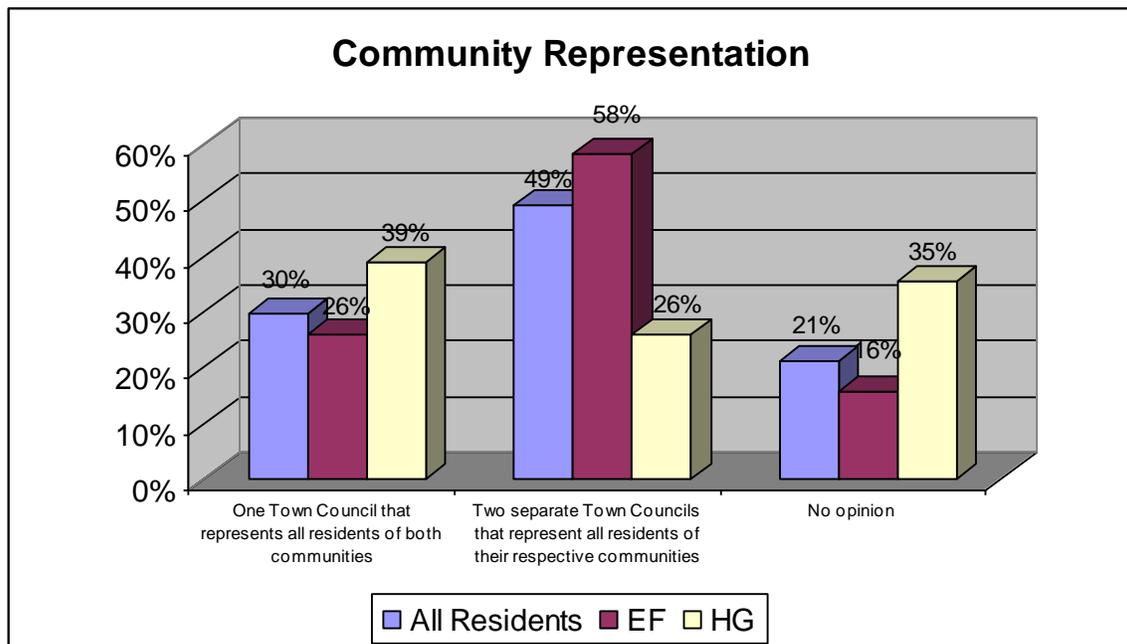
More new residents cite reading the Chaparral every month (75%) versus seasoned residents (63%).

One or Two Town Councils?

One of the most contentious questions on the survey was whether the community should continue with one Town Council, which represents both communities, or whether Elfin Forest and Harmony Grove should have separate Town Councils. Data reflects that a majority of residents (49%) want two separate Town Councils. However, though Elfin Forest residents (58%) would prefer two separate Town Councils, Harmony Grove residents (39%) would prefer one Town Council. Unfortunately, there were nearly as many Harmony Grove residents (35%) that didn't care one way or another.

Comments with regard to whether there should be one or two Town Councils included:

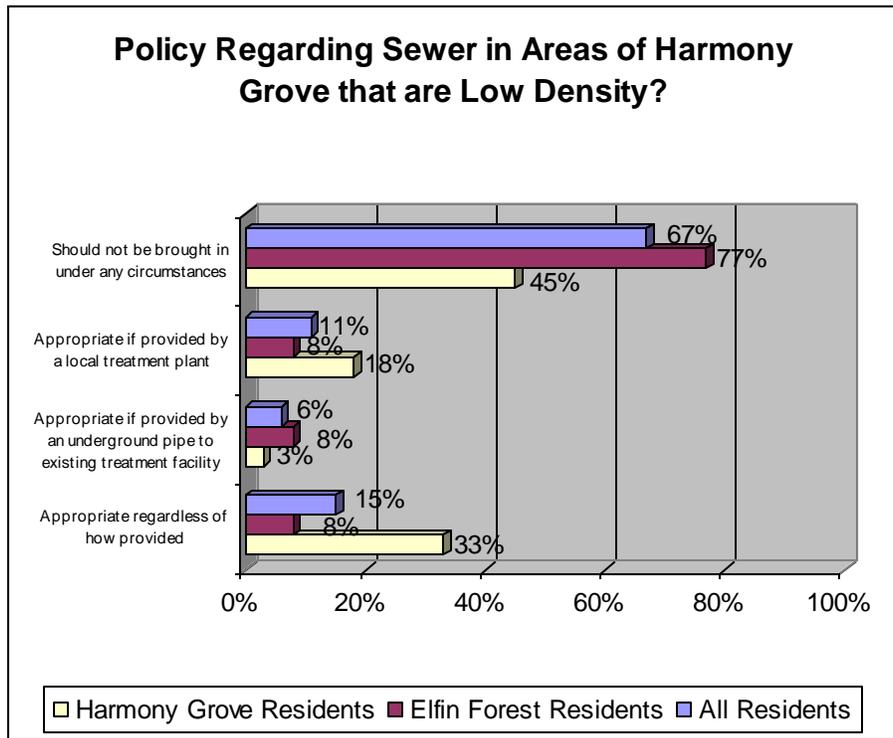
- ◆ The two communities have different concerns due to their respective rates of development.
- ◆ The village will have its own HOA.
- ◆ Harmony Grove and related issues monopolize the Town Council's time.
- ◆ Combine the two entities and incorporate.



The majority of residents from both communities felt that the Town Council was doing either an adequate job or an outstanding job in representing both individual and community interests.

Sewer in Harmony Grove

Sixty seven percent of residents believe that sewer should not be brought into the community under any circumstances. Elfin Forest feels more strongly on this issue (77%) than Harmony Grove Residents (45%). Thirty-three percent of Harmony Grove residents feel sewer is appropriate regardless of whether it is provided by a local treatment plant sized to serve only a specific development, or by an underground pipe to an existing city / municipal sewer treatment facility. Only 8 percent of Elfin Forest Residents feel that this was appropriate.



With regard to the question concerning Harmony Grove Village not being built as planned without sewer, two options were provided for comment.

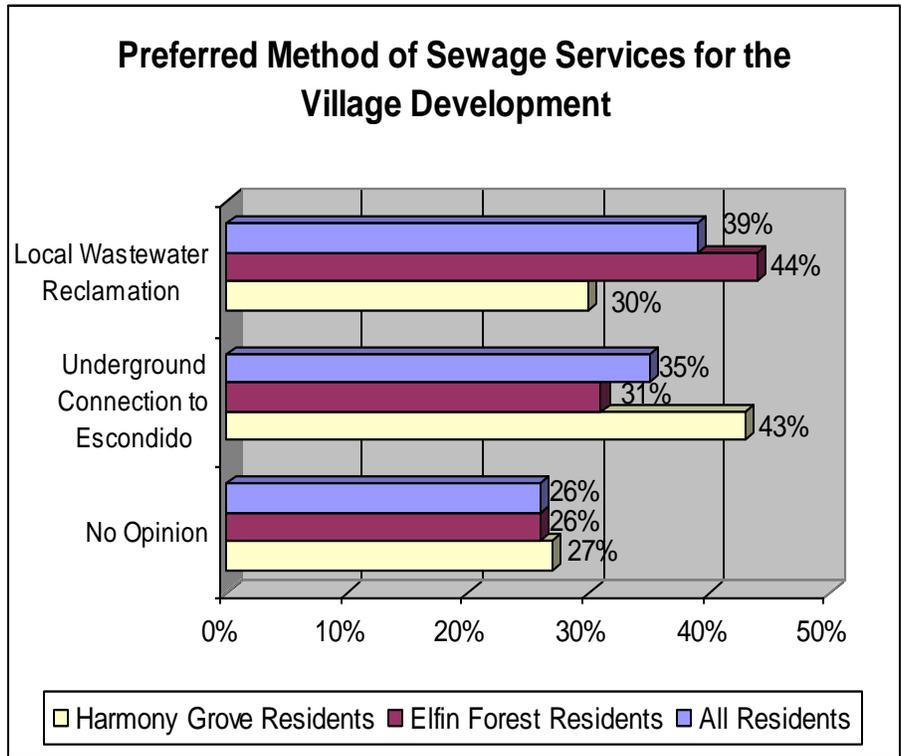
In a nutshell ...

Just over one third of the community feels that a local wastewater reclamation facility located near the intersection of Harmony Grove Road and Country Club Drive is appropriate,

Just over one third of the community feels that an underground connection to an Escondido sewer treatment facility is appropriate

Just under one third of the community has no opinion.

The data reflects that Elfin Forest residents favor the local wastewater reclamation facility and that the Harmony Grove residents favor an underground connection to Escondido.



THE FUTURE OF THE COMMUNITY

The community loves the way things are. Though there is some dissension on certain issues, the overall preponderance of data suggests that “if it ain’t broke ... don’t fix it”.

Density and Development

According to residents, over eighty percent feel that residential zoning should remain at 1 dwelling unit per 2 acres or more (1du/2ac). Elfin Forest residents feel more strongly about this issue than Harmony Grove residents (94% versus 50%). Rezoning to fewer than 2 acres would potentially give residents pause about leaving the community. Forty-four percent of residents cited they would consider leaving the area if lot sizes are rezoned to fewer than 2 acres, (53% of Elfin Forest vs. 18% of Harmony Grove).

Additionally, the majority of residents (85%) feel that rezoning the community to allow for smaller lot sizes would lead to a loss of community character and sixty-eight percent of residents state that rezoning the area to accommodate smaller lots would not lead to increased property values.

Land Use

Seventy-four percent of community residents want to preserve the agricultural areas and ninety percent feel that commercial development should be restricted. Fifty-five percent of residents feel there should be no commercial use properties in the community and a whopping eighty-four percent feel that there should be no industrial use properties in the community. In fact, seventy-two percent of residents cite that the granting of industrial use permits would likely impact their decision to leave the community.

Fifty-seven percent of residents feel that no commercial development is appropriate for the community, though thirty percent want businesses that cater to the community. It would be interesting to find out what those businesses are as only 4 percent want

shopping stores, only 9 percent want restaurants and only fourteen percent want professional service providers. (I've decided that the community is relishing a bar/coffee shop/bookstore☺) Businesses that cater to the community which aren't dining/retail oriented must include agriculture/horticulture support and grading/plowing/pool service.

Annexation

The majority of residents do not want to annex to any city. Elfin Forest residents feel more strongly on this issue where eighty-one percent stated that they are opposed to annexation and fifty-nine percent of Harmony Grove residents are opposed to annexation.

For those few respondents that answered which city they would prefer being annexed by; eighty-one percent of Elfin Forest residents prefer Encinitas and fifty-four percent of Harmony Grove residents prefer Escondido.

CC&Rs

Being the bastion of independence ... the majority of residents don't want CC&Rs. If CC&Rs were instated, the majority (70%) would not be willing to pay homeowner fees.

Community Concerns

When residents were asked, in an open-ended question, what the most pressing issues were facing the community; over fifty percent cited the increase in traffic and over twenty-five percent cited development.

Other frequently cited concerns included widening Elfin Forest/Harmony Grove road, surrounding developments, loss of wildlife and crime

THE SAME BUT DIFFERENT

Elfin Forest and Harmony Grove are historically wedded and the data reflects the myriad similarities between the two communities. It is statistically difficult to compare the data with ninety-five percent confidence as the sample size for Harmony Grove is border-line. Thus, if there was more than a fifteen percent point spread for any given question, it was worth noting. For differences of fifteen percent or less, data was determined non reliable with 95% confidence

Demographics

- ◆ The population of Harmony Grove is slightly older than that of Elfin Forest and household sizes are generally smaller with fewer young children.
- ◆ The length of time that Harmony Grove residents have lived in the community is vastly greater. In fact over forty percent of Harmony Grove residents have lived in their community for over 20 years as opposed to the majority of Elfin Forest residents (45%) who have lived in the community for ten years or less.
- ◆ Harmony Grove residents are more likely to have small lots (less than 2 acres) or very large lots (over 5 acres).

Infrastructure

- ◆ Fewer Harmony Grove residents live on private roads and for those that do they have generally paid far less for road maintenance than their Elfin Forest counterparts.
- ◆ Fewer Harmony Grove residents have trails on their property which are available to the community (9% vs. 35% in Elfin Forest) and fewer are willing to allow the development of community trails on their property (61% of Harmony Grove residents responded no development compared to 28% of Elfin Forest residents).
- ◆ Fewer Harmony Grove residents use their trails than Elfin Forest residents (34% vs. 53%) and fewer Harmony Grove residents are interested in seeing more community trails or are willing to pay for their maintenance.

Community Involvement

- ◆ Harmony Grove residents cite attending meetings as often as Elfin Forest residents. However, twenty-five percent of Harmony Grove respondents don't know that there is a Town Council.
- ◆ Twenty-eight percent of Harmony Grove residents don't know there is a Chaparral newsletter compared to twelve percent of Elfin Forest residents.
- ◆ Over forty percent of Harmony Grove residents do not receive Elf Alert notices compared to 10% of Elfin Forest residents.

The Future of the Community

- ◆ Forty-one percent of Harmony Grove residents feel that some type of commercial development is appropriate for the community vs. sixty-three percent of Elfin Forest residents.
- ◆ Fifty-nine percent of Harmony Grove residents are opposed to annexation to a neighboring city compared to eighty-one percent of Elfin Forest residents.
- ◆ Forty-five percent of the Harmony Grove residents feel that sewer should not be brought in under any circumstance versus seventy-seven percent of Elfin Forest residents.
- ◆ Thirty-three percent of Harmony Grove residents feel that sewer is appropriate regardless of how it was provided vs. 8 percent of Elfin Forest residents.
- ◆ The majority of Harmony Grove residents want either one town council or they don't care if there are one or two Town Councils. The majority of Elfin Forest residents prefer two separate Town Councils.

Attitudinal Data

- ◆ Harmony Grove residents do not feel that large lot sizes are as important in their decision to live in the community as do Elfin Forest residents (71% vs. 99%).

- ◆ The school district is important to only seventeen percent of Harmony Grove residents versus being important to sixty-nine percent of Elfin Forest residents.
- ◆ The proximity to the coast is important to thirty percent of Harmony Grove residents versus fifty-nine percent of Elfin Forest residents.
- ◆ Relative seclusion is important to seventy-one percent of Harmony Grove residents versus ninety-two percent of Elfin Forest residents.
- ◆ Fewer Harmony Grove residents feel that sewers would encourage high density
- ◆ Fewer Harmony Grove residents prefer trails to sidewalks
- ◆ Almost half the number of Harmony Grove residents feel that it is important to the community character to allow only custom-built homes.

Differential data continues likewise with regard to question 50, 51 and 52. It should be noted that the physical differences between the two communities is distinct. Elfin Forest is closer to the coast than Harmony Grove. Harmony Grove is closer to an industrial/commercial city than Elfin Forest. The school districts are different and it is no secret that many residents live in Elfin Forest because of the Rancho Santa Fe school district. Also, attitudes will be different as the demographics are somewhat different.

Most importantly, attitudinal data differs as Harmony Grove recognizes that it is prone to development and probably has acquiesced on many of these survey points.

METHODOLOGY

Sample

The data for this study were collected from 420 mail-in surveys sent out in November of 2005. Every resident household received a copy of this survey and 122 residents returned the survey for tabulation.

Data were entered into Excel and tabulated accordingly.

Sampling Error

All survey results are subject to sampling error, i.e., the difference between the obtained results and those that would have been obtained by studying the entire population of residents. The size of this error varies with the size of the sample and with the percentage of respondents giving a particular answer. The following table shows the range of error for samples of different sizes and at different percentages of response. This table can be used to determine the approximate sampling errors associated with results presented in this analysis.

Sampling Error (+/-) at 95 Percent Confidence Level for Population of 420				
	Size of Sample			
	50	75	100	125
Response Percentage				
10(90)	7.8	6.2	5.1	4.4
20(80)	10.4	8.2	6.9	5.9
30(70)	11.9	9.4	7.8	6.7
40(60)	12.8	10.1	8.4	7.2
50(50)	13.0	10.3	8.6	7.4

Notes on Reading Tables and Charts

The number in parenthesis to the right of the question is the base – that is, the number of respondents that answered the question. Percentages corresponding to a particular question are calculated using the base number. Percentages may not total 100 due to rounding.

For some of the tables and the charts, response categories are presented as “nets” (e.g., “very important” or “somewhat important” are referred to as “important”). In some instances, due to rounding, percentages may not add to 100.

Elfin Forest Community Survey

In 2005 a survey was fielded to all Elfin Forest Residents. The intent of this survey was to obtain attitudinal data in order that the EF/HG Town Council could better serve the community. Of the households that were surveyed, over 120 responded. The following data reflect the demographics and the attitudes of those residents.

Note that where there are three numbers or three percentages that data reflects All Respondents/Elfin Forest Respondents/Harmony Grove Respondents respectively.

Part 1: You and your Family

1. In which community do you reside?

Elfin Forest.....	88
Harmony Grove.....	34

2. How long have you lived in this community. (118 ... 85 ... 34 respondents)

0-5 Years	24%	27%	18%
6-10 Years	21%	22%	18%
11-15 Years	13%	16%	6%
16-20 Years	18%	18%	18%
Over 20 years.....	24%	16%	41%

3. In which city did you live prior to moving here? (119 ... 86 ... 33 respondents)

Within San Diego County	76%	73%	82%
Within California but outside of San Diego County.....	19%	22%	12%
Outside of California.....	5%	5%	6%

4. Are you a residential or business resident? (119 ... 86 ... 33 respondents)

Residential Only	79%	81%	73%
Business Only	0%	0%	0%
Both	21%	19%	27%

5. Please complete information for each occupant below:

Average Household Size:	2.6 ... 2.8 ... 2.2
Average Age of Occupant One:	56 ... 55 ... 62
Average Age of Occupant Two	52 ... 51 ... 56

Average Age of Occupant Three:	19 ... 18 ... 31
Average Age of Occupant Four:	13 ... 13 ... 32
Average Age of Occupant Five:	11 ... 20 ... 29

Number of Males:	50%
Number of Females:	50%

6. Please indicate range of annual household income as stated in your 2004 tax return. (117 ... 84 ... 33 respondents)

\$0-\$50,000	8% ... 6% ... 12%
\$50,0001 – \$100,000	20% ... 17% ... 27%
\$100,001 – \$250,000	21% ... 25% ... 12%
Over \$250,000	8% ... 10% ... 3%
Would prefer not to state	44% ... 43% ... 45%

7. Please indicate for which school district your property is zoned. (117 ... 84 ... 33 respondents)

Rancho Santa Fe	56% ... 77% ... 3%
San Marcos	0% ... 0% ... 0%
Escondido	33% ... 18% ... 73%
Don't Know	10% ... 5% ... 24%

8. If you have school age children, in which district are they currently enrolled? (44 ... 37 ... 6 respondents)

Rancho Santa Fe	59% ... 62% ... 17%
San Marcos	0% ... 5% ... 0%
Escondido	8% ... 8% ... 50%
Encinitas/San Dieguito Union	23% ... 16% ... 17%
Other	10% ... 8% ... 17%

Part 2: Your Property

9. What is the size of your house? (116 ... 84 ... 34 respondents)

Less than 1,500 square feet.....	8% ... 5% ... 16%
1,500 to 2,999 square feet	47% ... 42% ... 63%
3,000 to 4,499 square feet	38% ... 44% ... 22%
4,500 to 6,000 square feet	6% ... 8% ... 0%
Over 6,000	1% ... 1% ... 3%

10. What outbuildings are on your property? (122 ... 88 ... 34 respondents)

Garage	39%	34%	50%
Workshop.....	34%	34%	35%
Barn/stable/animal shelter	36%	39%	29%
Greenhouse	6%	7%	3%
Guesthouse	10%	9%	12%

11. What is the size of your lot? (119 ... 86 ... 33 respondents)

Less than 2 acres	9%	0%	33%
2 to 3 acres	55%	69%	21%
3.1 to 4 acres	12%	14%	6%
4.1 to 5 acres	6%	6%	6%
Over 5 acres.....	18%	12%	33%

12. What do you estimate is the approximate market value of your property? (118 respondents)

Less than \$500,000	6%	0%	23%
\$500,000 to \$750,000	13%	10%	23%
\$750,001 to \$1,000,000	13%	14%	10%
\$1,000,001 to \$1,250,000	15%	14%	17%
\$1,250,001 to \$1,500,000	27%	36%	3%
Over \$1,500,001	25%	25%	23%

13. What types of pets do you keep at this address, and how many of each?
(Reported as average number per household for Elfin Forest and Harmony Grove)

Dogs.....	1.5	2.3
Cats.....	1.6	1.6
Horses.....	3.0	5.8
Birds	1.8	2.2
Other	5.3	3.0

Part 3: Business and Agricultural Land Usage

14. What type of business do you operate in Elfin Forest?

15% of residents operate a business from home. Business include consulting, real estate, farming, animal boarding, animal husbandry

15. On how many acres?

For farming, animal boarding and animal husbandry the average acreage is 20 acres.

16. How many employees does your business have on its payroll?

Only two businesses have pay rolled employees. Data not significant.

17. How many of your employees live in Elfin Forest?

Data not significant.

Part 4: The traffic patterns of your household

18. Do you live on a private road? (120 ... 87 ... 33 respondents)

Yes	73%	...	77%	...	64%
No	27%	...	23%	...	36%

19. If you live on a private road, how much have you paid for road maintenance in the last five years? (85 ... 64 ... 21 respondents)

Have not paid anything	7%	...	8%	...	5%
Less than \$1,000	25%	...	17%	...	48%
\$1,001 to \$2,000	40%	...	44%	...	29%
\$2001 to \$3,000	16%	...	19%	...	10%
\$3,001 to \$4,000	2%	...	3%	...	0%
More than \$4,001	9%	...	9%	...	10%

20. Is your road paved? (110 ... 81 ... 29 respondents)

Yes	82%	...	79%	...	90%
No	18%	...	21%	...	10%

21. Does your road have a formal road maintenance association? (98 ... 74 ... 24 respondents)

Yes26% ... 28% ... 17%
 No 74% ... 72% ... 83%

22. Would you like a public bus service on any of the following? (122 ... 88 ... 34 respondents)

The planned Harmony Grove Village16% ... 13% ... 26%
 All of Harmony Grove Road12% ... 10% ... 18%
 All of Elfin Forest Road 11% ... 14% ... 3%

23. How far is your one way commute to work or to school? (Total Number of One Way Trips = 268 ... 204 ... 64)

Works at Home 13% ... 11% ... 17%
 1-10 miles 28% ... 26% ... 34%
 11-20 miles 22% ... 27% ... 8%
 21-30 miles 10% ... 9% ... 11%
 Over 30 miles 6% ... 8% ... 0%
 Does not Work 21% ... 19% ... 30%

24. Which road do you use most often to commute to work or to school? (Total Number of One Way Trips = 217 ... 168 ... 49)

San Elijo Road 51% ... 64% ... 48%
 Harmony Grove Road 19% ... 11% ... 18%
 Kuana Loa 6% ... 1% ... 7%
 Suerte del Este 4% ... 1% ... 3%
 Canyon Del Oro 8% ...10% ... 11%
 Other 12% ... 13% ... 13%

Part 5: Trails

25. Do you have trails on your property which are available to the community? (117 .. 84 ... 33 respondents)

Yes..... 27% ... 35% ... 9%
 No 73% ... 65% ... 91%

26. Would you be willing to allow the development of community trails on your property? (112 ... 79 ... 33 respondents)

Yes..... 30% ... 37% ... 15%
 No 38% ... 28% ... 61%

Not Sure 32% ... 35% ... 24%

27. Do you or anyone in your family use the community trails? (118 ... 86 ... 32 respondents)

Yes 48% ... 53% ... 34%
No 52% ... 47% ... 66%

28. Would you like to see more community trails? (118 ... 86 ... 32 respondents)

Yes..... 59% ... 64% ... 47%
No 12% ... 7% ... 25%
Not Sure 29% ... 29% ... 28%

29. Does your business benefit from trails? (96 ... 64 ... 32 respondents)

Yes – I board horses2% ... 2% ... 3%
Yes – I give riding lessons0% ... 0% ... 0%
Yes – I offer trail rides.....0% ... 0% ... 0%
Yes – other reason.....5% ... 5% ... 6%
No..... 93% ... 94% ... 91%

30. Are you willing to help pay for maintenance of community trails? 111 ... 78 ... 33 respondents)

Yes..... 53% ... 60% ... 36%
No.....47% ... 40% ... 64%

29. If you're willing to help pay for trail maintenance, how much would you be willing to pay? (97 ... 69 ... 28 respondents)

\$100 per year or less43% ... 48% ... 32%
\$200 per year 14% ... 19% ... 4%
\$300 per year.....2% ... 0% ... 2%
Not interested in contributing.....40% ... 33% ... 57%

Part 6: Your involvement in the community

30. How often do you come to the monthly Town Council meeting? (116 ... 84 ... 32 respondents)

Every month if possible	17%	18%	16%
A few times a year, when there are important issues.....	44%	45%	41%
Only holiday parties or social events	9%	12%	0%
Never – not interested	19%	19%	19%
Didn't know there was a monthly Town Council meeting	11%	6%	25%

31. How often do you read the monthly Chaparral newsletter? (118 ... 86 ... 32 respondents)

Every month if possible	68%	77%	44%
A few times a year, when there are important issues.....	10%	8%	16%
Never – don't subscribe.....	10%	9%	13%
Didn't know there was a monthly Chaparral newsletter.....	12%	6%	28%

32. How often do you visit the Town Council website? (113 ... 82 ... 31 respondents)

Every month if possible.....	12%	15%	3%
A few times a year, when there are important issues.....	35%	38%	29%
Never – not interested.....	21%	20%	26%
Never – don't have Internet access.....	9%	10%	6%
Didn't know there was a Town Council website.....	23%	18%	35%

33. Do you receive Elf Alert email notices? (118 ... 86 ... 32 respondents)

Yes.....	51%	62%	22%
No.....	31%	28%	38%
Didn't know about Elf Alert notices....	19%	10%	41%

34. How would you like to be notified of local news and events? (multiple answers allowed/normalized)

Chaparral Newsletter.....	59%	...	60%	...	54%
Town Council website.....	16%	...	16%	...	16%
Town Council meeting.....	12%	...	13%	...	8%
Other.....	9%	...	9%	...	11%
Not interested in any notifications.....	3%	...	1%	...	11%

35. What could the Town Council do to improve attendance at their monthly meetings?

Suggestions included the following:

- Sell or serve food : 6
- Timeliness: 4
- New representatives on the TC: 2
- Get legislators to speak: 2
- Encourage attendees to contribute: 2
- Door prizes: 2
- Post meetings on road: 2

Other suggestions included

- Focusing on Harmony Grove issues
- Not focusing on Harmony Grove issues
- Using block captains to call and remind people about meetings
- Have singles parties
- Be less formal
- More relevance to younger families
- Have one representative from each street attend
- Be less self serving
- Don't meet unless there is an important issue
- Don't talk about land use
- Don't talk so much
- Don't have closed board meetings
- Have quarterly meetings

36. What could the Town Council do to better represent the community?

Most of those that responded to this question felt that the Town Council was doing a good job in representing the community.

Some other comments include having community polls, publishing complete treasurer report, getting more consensuses, stop pandering to developers, and creating an on-line community forum.

Part 7: The future of our community

39. Do you want to preserve agricultural areas (such as nurseries, avocado groves, greenhouses) in our community? (116 ... 84 ... 32 respondents)

Yes74% ... 79% ... 63%
 No 5% ... 6% ... 3%
 Not Sure21% ... 15% ... 34%

40. Do you think commercial development should be restricted in our community? (116 ... 84 ... 32 respondents)

Yes90% ... 93% ... 81%
 No 2% ... 2% ... 3%
 Not Sure9% ... 6% ... 16%

41. What type of commercial development is appropriate for our community? (Multiple responses allowed/data normalized)

Businesses that cater to community.....30% ... 24% ... 47%
 Professional services 14% ... 14% ... 15%
 Full service restaurants7% ... 6% ... 12%
 Fast food stores2% ... 2% ... 3%
 Mini storage facility 1% ... 1% ... 0%
 Shopping stores4% ... 3% ... 6%
 Hotel/motel1% ... 0% ... 3%
 Other 7% ... 7% ... 9%
 None57% ... 63% ... 41%

42. Are you opposed to annexation to any neighboring city? (116 ... 84 ... 32 respondents)

Yes 75% ... 81% ... 59%
 No..... 14% ... 12% ... 19%
 Not Sure 11% ... 7% ... 22%

43. Which of the following cities would you prefer being annexed by? (34 , 21 , 13 respondents)

Encinitas53% ... 81% ... 8 %
 San Marcos 3% ... 0% ... 8%
 Escondido24% ... 5% ... 54%
 I have no preference 21% ... 14% ... 31%

44. Would you like to have CC&Rs for your community? (107 ... 80 ... 27 respondents)

Yes 37% ... 40% ... 30%
No 63% ... 60% ... 70%

45. Would you be willing to pay a homeowner's fee to have CC&Rs enforced? (107 ... 81 ... 26 respondents)

Yes30% ... 31% ... 27%
 <\$100 per year.....50% ... 50% ... 50%
 \$101 - \$500 per year.....38% ... 38% ... 33%
 >\$500 per year.....13% ... 12% ... 17%
No..... 70% ... 69% ... 73%

46. The current policy in Elfin Forest prohibits sewer to any sized lot. What should be our policy regarding sewer in areas of Harmony Grove that are low density (i.e., 1 dwelling unit per 2 or more acres)? (110 ... 77 ... 33 respondents)

Should not be brought in under any circumstances
67% ... 77% ... 45%

Is appropriate only if it is provided by a local treatment plant sized to serve only that development
11% ... 8% ... 18%

Is appropriate only if it is provided by an underground pipe to an existing city / municipal sewer treatment facility outside of our community
6% ... 8% ... 3%

Is appropriate regardless whether it is provided by a local treatment plant sized to serve only that development, or by an underground pipe to an existing city / municipal sewer treatment facility
15% ... 8% ... 33%

47. The proposed Harmony Grove Village cannot be built as planned without sewer. What is your preferred method of sewage service for the Village development, assuming both methods below are legal, and neither encourages growth outside the proposed Village project? (92 ... 62 ... 30 respondents)

Local wastewater reclamation facility located near the intersection of Harmony Grove Road and Country Club Drive

39% ... 44% ... 30%

Underground connection to Escondido sewer treatment facility

35% ... 31% ... 43%

No opinion

26% ... 26% ... 27%

Comments:

The following comments were made.

No sewer from Escondido 4 times
No sewer 17 times
Don't build the village 6 times

48. Please tell us in your own words what issues concern you the most about our community as you look ahead.

Increase in traffic: cited 56 times
Increased density : cited 24 times
Developers: cited 19 times
Widening the Road: cited 7 times
Urbanization by piecemeal annexation: cited 6 times
San Elijo: cited 5 times
Trails: cited 5 times
Loss of wildlife: cited 4 times
Sewer: cited 5 times
New Urban West: cited 4 times
Crime: cited 3 times

Other concerns included industrial development, illegals, lack of involvement, open space, kids partying, houses north of Questhaven not part of community, flooding, illegal grading of septic fields, over building on property, horse boarding, funding for fire service protection, roads being gated, lack of cable internet, keeping the creek clean, need for two town councils, pollution, lagging community spirit, property values.

49. There are currently approximately 220 homes in Elfin Forest and 130 homes in Harmony Grove. When completely built out to GP2020 densities, Elfin Forest is scheduled to receive approximately 300 more homes, while Harmony Grove is expected to receive approximately 1,100 more homes. Given their different growth rates, would the communities of Elfin Forest and Harmony Grove be best served with two separate Town Councils or should they continue with a single Town Council representing both communities? (108 ... 77 ... 31 respondents)

One Town Council that represents all residents of both communities

30% ... 26% ... 39%

- \ Two separate Town Councils that represent all residents of their respective communities

49% ... 58% ... 26%

No opinion

21% ... 16% ... 35%

Comments

The following comments were made in regard to the above question in order of frequency.

The two communities have different concerns due to rate of development – cited 8 times

Harmony Grove and related issues monopolize the Town Council – cited 4 times

The village will have its own HOA

Combine the two and incorporate.

Part 8: Your attitudes about Elfin Forest and Harmony Grove

50. Please rate how important each of the following attributes is in your decision to live in Elfin Forest/Harmony Grove. (From Extremely Important = 1 to Not at all Important = 5)

	Extremely Important			Very Important			Somewhat Important			Somewhat Unimportant			Not at all Important		
	ALL	EF	HG	ALL	EF	HG	ALL	EF	HG	ALL	EF	HG	ALL	EF	HG
Rural atmosphere	80%	86%	63%	12%	9%	19%	8%	5%	16%	1%	0%	3%	0%	0%	0%
Dark skies at night	60%	69%	38%	25%	18%	41%	10%	9%	13%	3%	3%	3%	2%	0%	0%
Large lot size	76%	87%	45%	13%	12%	16%	7%	1%	12%	1%	0%	3%	3%	0%	13%
My school district	40%	52%	7%	15%	17%	10%	14%	10%	28%	8%	6%	14%	22%	16%	41%
Proximity to coast	33%	37%	20%	19%	22%	10%	35%	33%	40%	5%	5%	7%	9%	4%	23%
Relative seclusion	68%	71%	56%	20%	21%	15%	8%	6%	15%	4%	1%	11%	1%	0%	4%
Ability to keep horses and large animals	42%	44%	39%	10%	10%	10%	26%	26%	26%	4%	4%	6%	18%	17%	19%
Views	55%	57%	48%	28%	30%	26%	13%	12%	16%	2%	0%	6%	2%	1%	3%
Value for money	50%	55%	38%	26%	25%	28%	20%	16%	28%	1%	0%	3%	2%	3%	3%
Undisturbed ridgelines	66%	69%	58%	20%	20%	19%	11%	9%	16%	2%	0%	6%	1%	1%	0%
Absence of traffic	70%	74%	58%	18%	19%	16%	9%	5%	23%	1%	1%	0%	2%	1%	3%
Open spaces	73%	77%	61%	20%	20%	19%	4%	1%	13%	3%	2%	6%	0%	0%	0%
Absence of noise	70%	76%	56%	21%	19%	28%	7%	6%	9%	1%	0%	3%	1%	0%	3%
Expectation of rising property values	37%	44%	19%	21%	21%	23%	31%	29%	35%	4%	2%	10%	6%	4%	13%

51. The following attitude statements reflect a diversity of views on issues relevant to the community. Please rate your level of agreement with the views described, using a 1 to 7 acres where 1 = I strongly disagree, and 7 = I strongly agree

.1. I believe the Town Council effectively represents my interests

Tend to Disagree (1 or 2)	9%	...6%	... 14%
Neither Agree nor Disagree (3, 4, or 5)	48%	... 47%	... 50%
Tend to Agree (6 or 7)	44%	... 47%	... 36%

.2. I believe the Town Council effectively represents the interests of my community.

Tend to Disagree (1 or 2)	11%	... 10%	... 14%
Neither Agree nor Disagree (3, 4, or 5)	36%	... 35%	... 39%
Tend to Agree (6 or 7)	52%	... 55%	... 46%

.3. I am against cell towers in Elfin Forest.

Tend to Disagree (1 or 2)	26%	... 24%	... 31%
Neither Agree nor Disagree (3, 4, or 5)	43%	... 47%	... 34%
Tend to Agree (6 or 7)	31%	... 29%	... 34%

.4. The lot size should remain at 2 acres or more.

Tend to Disagree (1 or 2)	7%	... 1%	... 23%
Neither Agree nor Disagree (3, 4, or 5)	11%	... 5%	... 27%
Tend to Agree (6 or 7)	82%	... 94%	... 50%

.5. There should be no commercial use properties in Elfin Forest.

Tend to Disagree (1 or 2)	13%	... 9%	... 23%
Neither Agree nor Disagree (3, 4, or 5)	32%	... 31%	... 33%
Tend to Agree (6 or 7)	55%	... 60%	... 43%

.6. There should be no industrial use properties in my community

Tend to Disagree (1 or 2)	4%	... 0%	... 13%
Neither Agree nor Disagree (3, 4, or 5)	12%	... 10%	... 16%
Tend to Agree (6 or 7)	84%	... 90%	... 71%

.6. It is a good idea to widen Elfin Forest Road from 2 to 4 lanes.)

Tend to Disagree (1 or 2)	81%	... 88%	... 63%
Neither Agree nor Disagree (3, 4, or 5)	12%	... 9%	... 22%
Tend to Agree (6 or 7)	7%	... 4%	... 16%

.7. It is a good idea to widen Harmony Grove Road from 2 to 4 lanes.

Tend to Disagree (1 or 2)	79%	84%	66%
Neither Agree nor Disagree (3, 4, or 5)	12%	10%	16%
Tend to Agree (6 or 7)	10%	6%	19%

.8. It is a good idea to have stop signs on Elfin Forest Road.

Tend to Disagree (1 or 2)	44%	47%	35%
Neither Agree nor Disagree (3, 4, or 5)	38%	30%	58%
Tend to Agree (6 or 7)	18%	23%	6%

.9. It is a good idea to have stop signs on Harmony Grove Road

Tend to Disagree (1 or 2)	45%	47%	39%
Neither Agree nor Disagree (3, 4, or 5)	40%	35%	55%
Tend to Agree (6 or 7)	15%	18%	6%

.10. Rezoning the area to allow for smaller size lots will lead to loss of community character.

Tend to Disagree (1 or 2)	11%	7%	20%
Neither Agree nor Disagree (3, 4, or 5)	5%	1%	13%
Tend to Agree (6 or 7)	85%	91%	67%

.11. Rezoning to smaller lot sizes will enhance property values.

Tend to Disagree (1 or 2)	68%	72%	57%
Neither Agree nor Disagree (3, 4, or 5)	21%	17%	30%
Tend to Agree (6 or 7)	12%	11%	13%

.12. I would like a community school in Elfin Forest.

Tend to Disagree (1 or 2)	35%	37%	27%
Neither Agree nor Disagree (3, 4, or 5)	58%	55%	65%
Tend to Agree (6 or 7)	8%	8%	8%

.13. Bringing sewer systems to my community would encourage high density developments.

Tend to Disagree (1 or 2)	11%	6%	22%
Neither Agree nor Disagree (3, 4, or 5)	8%	4%	19%
Tend to Agree (6 or 7)	82%	90%	59%

.14. I would like to have sewer service to my property, even though it could bring increased density to the area

Tend to Disagree (1 or 2)	79%	88%	53%
Neither Agree nor Disagree (3, 4, or 5)	14%	7%	33%
Tend to Agree (6 or 7)	7%	5%	13%

.15. The ridgelines around Elfin Forest should be protected from further development.

Tend to Disagree (1 or 2)	5%	4%	9%
Neither Agree nor Disagree (3, 4, or 5)	13%	9%	25%
Tend to Agree (6 or 7)	82%	88%	66%

q. I prefer trails to sidewalks.

Tend to Disagree (1 or 2)	4%	2%	6%
Neither Agree nor Disagree (3, 4, or 5)	14%	6%	35%
Tend to Agree (6 or 7)	82%	92%	58%

r. I prefer dark skies to street lights and “safety” lights.

Tend to Disagree (1 or 2)	3%	2%	3%
Neither Agree nor Disagree (3, 4, or 5)	12%	7%	25%
Tend to Agree (6 or 7)	85%	90%	72%

s. I would prefer piped in natural gas, rather than propane, even though it may encourage higher density developments.

Tend to Disagree (1 or 2)	68%	73%	56%
Neither Agree nor Disagree (3, 4, or 5)	17%	16%	19%
Tend to Agree (6 or 7)	15%	11%	25%

t. I would support the development of a community park and playground in my community, despite the fact it may bring increased traffic and noise.

Tend to Disagree (1 or 2)	59%	65%	44%
Neither Agree nor Disagree (3, 4, or 5)	26%	21%	38%
Tend to Agree (6 or 7)	15%	14%	19%

u. I would support the development of a sports park in my community incorporating lighted ball fields, despite the fact it may bring increased traffic and noise.

Tend to Disagree (1 or 2)	81%	84%	72%
Neither Agree nor Disagree (3, 4, or 5)	14%	11%	22%
Tend to Agree (6 or 7)	5%	5%	6%

v. It is important to our community character to allow only custom-built homes.

Tend to Disagree (1 or 2)	11%	...	1%	...	35%
Neither Agree nor Disagree (3, 4, or 5)	17%	...	14%	...	23%
Tend to Agree (6 or 7)	73%	...	84%	...	42%

52. What potential issues would cause you to consider leaving Elfin Forest? Please rate the impact of each of the following factors on your likelihood to leave, using a 1 to 7 scale where 1=not at all likely to impact and 7=extremely likely to impact a decision to leave

.1. Rezoning of lot size to fewer than 2 acres.

Not Likely (1 or 2)	13%	5%	36%
Neither Likely nor Unlikely (3, 4, or 5)	43%	42%	46%
Likely (6 or 7)	44%	53%	18%

.2. Increased traffic that would significantly lengthen my commute.

Not Likely (1 or 2)	9%	8%	14%
Neither Likely nor Unlikely (3, 4, or 5)	47%	50%	39%
Likely (6 or 7)	44%	43%	46%

.3. Increased traffic noise.

Not Likely (1 or 2)	6%	4%	14%
Neither Likely nor Unlikely (3, 4, or 5)	45%	46%	41%
Likely (6 or 7)	49%	50%	45%

.4. Annexation by neighboring cities.

Not Likely (1 or 2)	15%	12%	24%
Neither Likely nor Unlikely (3, 4, or 5)	33%	36%	24%
Likely (6 or 7)	52%	53%	52%

.5. Development with higher density homes surrounding the community.

Not Likely (1 or 2)	14%	10%	26%
Neither Likely nor Unlikely (3, 4, or 5)	39%	40%	37%
Likely (6 or 7)	47%	50%	37%

.6. The granting of industrial use permits.

Not Likely (1 or 2)	6%	4%	11%
Neither Likely nor Unlikely (3, 4, or 5)	22%	21%	25%
Likely (6 or 7)	72%	75%	64%

.7. Trespassing/loitering on or near my property.

Not Likely (1 or 2)	5%	6%	0%
Neither Likely nor Unlikely (3, 4, or 5)	39%	43%	26%
Likely (6 or 7)	57%	51%	74%

.8. Increase in crime.

Not Likely (1 or 2)	3%	4%	0%
Neither Likely nor Unlikely (3, 4, or 5)	31%	31%	32%
Likely (6 or 7)	66%	65%	68%

.9. School redistricting resulting in a change in my school district.

Not Likely (1 or 2)	36%	33%	48%
Neither Likely nor Unlikely (3, 4, or 5)	29%	26%	40%
Likely (6 or 7)	35%	41%	12%

.10. The installation of street lights.

Not Likely (1 or 2)	11%	8%	21%
Neither Likely nor Unlikely (3, 4, or 5)	53%	56%	43%
Likely (6 or 7)	36%	36%	36%

.11. Significant decrease in property values

Not Likely (1 or 2)	21%	21%	21%
Neither Likely nor Unlikely (3, 4, or 5)	51%	52%	46%
Likely (6 or 7)	28%	27%	32%