

COMMENTS

RESPONSES

Ehsan, Beth

**From:** Martin Benowitz <marty@lordpufferlaw.com>  
**Sent:** Monday, June 15, 2015 9:44 AM  
**To:** Ehsan, Beth  
**Cc:** Sibbet, David; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark; Fitzpatrick, Lisa; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; Cox, Greg; efhgtc .  
**Subject:** harmony grove

Ladies and Gentlemen:

AC-1

You have received the detailed objection of the Elfin Forest Town Council which is done with more elegance and detail, and restraint than I can muster. I guess getting to be 66 years old and living in Elfin Forest for 31 of those years, I'm a little less tolerant and less patient. Political correctness is not my long suit.....so I echo my neighbor's sentiments in full, but want to add my own simple question to you all: Why do we have a community plan if we are only going to chop it up and change the intent every time a developer wishes to make more money by adding density. There are places for density, and places we all agreed should be less dense. That was the plan that many of you were a part of building for the future of this area of North County, so why would you change that plan? There should be areas of horse trails and bike routes that allow for some open spaces. I am a road bicyclist and will not ride on that road through Harmony Grove and Elfin Forest. It is only a matter of time until the next tragedy occurs on that road with its lack of shoulders and bike lanes. Those narrow curves around those rock sidewalls are not meant to handle rush hour traffic, and adding more homes in this area will only aggravate the existing danger.

AC-2

Do your job please. Stick to the plan that was adopted for this area, and allow building within those parameters.

Martin A. Benowitz  
 2231 Faraday Avenue, Suite 150  
 Carlsbad, CA 92008  
 Tel 760-930-6505; Fax 760-930-0852  
[marty@lordpufferlaw.com](mailto:marty@lordpufferlaw.com)

AC-1 The comment letter refers back to letter G from the Elfin Forest Harmony Grove Town Council regarding community plan consistency and density. See Responses G-2 through G-8 for detailed responses regarding these issues.

AC-2 The Project does include a multi-use trail that would be used by both bicyclists and equestrian users. A relatively small percentage of Project traffic would travel west on Harmony Grove Road towards Elfin Forest (see Response K-165 for further information). As discussed in Subsection 2.8.2.8, the Project would not create significant traffic hazards to bicyclists on nearby roadways. Regarding a bicycle lane on Harmony Grove Road, as stated in Subsection 2.8.2.8: "The Proposed Project also would not preclude or substantially hinder the provision of a planned bike lane or pedestrian facility on a roadway adjacent to the Project site."