

**Land Use Consistency Analysis
For the 270 Acre Cielo De Lusardi Subdivision TSM 5456 (RPL2) and Major
Use Permit 11031**

The Cielo De Lusardi Tentative Subdivision Map (5456 RPL2) (TSM) is located completely within the County of San Diego's Rancho Cielo Specific Plan (RCSP). The RCSP was last amended on August 8, 2001 by the Board of Supervisors. Not only does this TSM comply in all respects with that adopted plan, this land area is referenced in all RCSP updates and therefore in conformance with the Regional Growth Management Plan and the San Dieguito Community Area Plan.

The project proposes a TSM to subdivide 270 acres into 18 single family lots and one condominium lot with 19 air space units. The single family lots range in size from 1+ acre to 72+ acres. Access will be provided to three of the single family lots by extending Via Dora and the remaining 15 single lots will take access from the extension of Avenida Baranca to the north. The condominium lot will take access from Cerro Del Sol.

The proposed project has been designed to comply with all of the constraints of the RCSP. All of the single family lots and homes will be compatible with the square footage of the surrounding neighborhood, all of which are in the RCSP. The lots all exceed the 1 acre minimum required and the homes will be designed in accordance with the RCSP and will range in size from 4,000 to 15,000 square feet. The RCSP limits the heights of the buildings to 2 stories or 35 feet. All of the single family homes and condominiums will meet that requirement. The earth work required to produce the finished lots and infrastructure is approximately 468,500 cubic yds which translates to 12,662 yards per lot. This grading total is less than or consistent with the grading already completed on the surrounding parcels within the RCSP.

The grading design helps the project to accomplish the following:

- Preserve the integrity, function and long-term viability of environmentally sensitive habitat within the San Dieguito Community Plan Area. Emphasis was placed on areas exhibiting riparian characteristics; Coastal Sage Scrub.
- Through the implementation of a Major Amendment to the MSCP approved in 1996 and the subsequent agreement with the County and the Resource Agencies for a boundary adjustment the design prevents adverse impacts to Coastal Mixed Chaparral and Coastal Sage Scrub habitat by preserving within a major inland open space system as much native vegetation on natural slopes of 25% or more as possible and still meet fire requirements.

- Road alignment was designed to minimize the necessity of altering the landscape by following contours of the existing, natural topography thus enhancing scenic areas.
- Development was clustered away from slopes of 25% or more.
- Open space was designed as a contiguous network with the project and linked with open space areas on adjacent parcels; or linked with other open space corridors of community and regional significance.
- The grading design creates or maintains local wildlife movement thru corridors and preserves rare and endangered species in their natural habitat.
- The project design retains all types of plant habitats that occur naturally on the site to achieve the best possible representation of the original habitat.
- Integrate the design of the development with the uses and activities of adjacent parcels. (See Paragraph Below)
- Grading retains the natural appearance of the existing land forms and natural slopes in excess of 25% are to be protected from unnecessary grading.
- Grading is balanced onsite thus reducing soil or rock movement in or out of a site that could have an adverse impact upon the natural appearance of the site.
- When the natural terrain is altered, new landscaping shall utilize at least 50% indigenous species, and will be in accordance with the RCSP and RSF Fire District requirements.
- Unaltered land greater than 25% slope and at least 1000 sq. ft. in area will be retained in its natural state.

Please note that although the project seeks an RPO exemption for 14 individual lots, when evaluated as a “whole” the project complies with the RPO Steep Slope Requirements. The project is allowed a 14% encroachment (or 37 acres) into slopes greater than 25%. The proposed project encroaches 12.5% (or 33 acres) into slopes greater than 25%.

The proposed project will be consistent with the neighborhood with regard to occupancy and will be consistent with the County’s residential

The method of architectural control is described in the RCSP which will dictate the final architectural design and site layout. All of the units in the TSM will be included in the Rancho Cielo Homeowners Association (HOA) and will be controlled by its rules and regulations on architecture and site design. Each individual lot and home will have to be approved by the Rancho Cielo HOA Design Review Board. Said control extends to landscaping through the HOA and the Rancho Santa Fe Fire department, therefore, all of the proposed lots will be consistent with the RCSP. It is important to note that the 19 condominiums are consistent in size, mass, square footage, architecture, landscaping and site design with all of the surrounding properties. The condominiums range in size from 3,100 sqft to 5,100 sqft and are clustered in 2 and 3 unit groupings that

range in size from 7,318 sqft to 12,113 sqft. The sizing and site design are consistent with the surrounding neighborhoods that have homes that range from 4,000 to 15,000 sqft. Please see the architectural plan set and landscape plans submitted for the condominium lot with this application for further reference.

All of the single family lots and the condominiums will be for residential purposes only and will be consistent in the activities carried out on site with all the surrounding residential neighborhoods. The only other use in the specific plan is open space which will be protected and preserved by MSCP, CC&R's and fencing requirements.

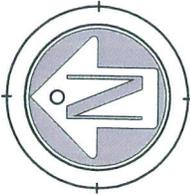
The analysis of the impacts to noise, traffic, lighting, visual impacts, biology, and air quality have been based upon the reduction of the total lots proposed, compared to the total allowed under the RCSP. The RCSP allows 38 single family lots and 1 condominium lot with 19 dwelling units. The proposed project is a consolidation of 3 previously approved tentative subdivision maps. TSM 4909 with 14 lots, TSM 5058 with 13 lots, TSM 5109 with 11 lots and the RCSP calls for 19 condominiums on the 1 airspace lot. The project has proposed a 35% reduction of potential lots to 18 single family lots and 19 condominiums for a total of 37 lots allowed and thereby has produced a reduction in the impacts described in the EIR that was completed for the Amendment of the RCSP in 2001.

Additionally, the number and height of the retaining walls needed to produce the lots have been reduced significantly when compared to the surrounding RCSP subdivisions. In general the proposed retaining walls for the project are located at the toe/bottom of the slopes and away from the pads. This creates a pleasing visual impression compared to retaining walls located right at the edge of the pad. Walls at the edge of pads exist within the Cielo community.

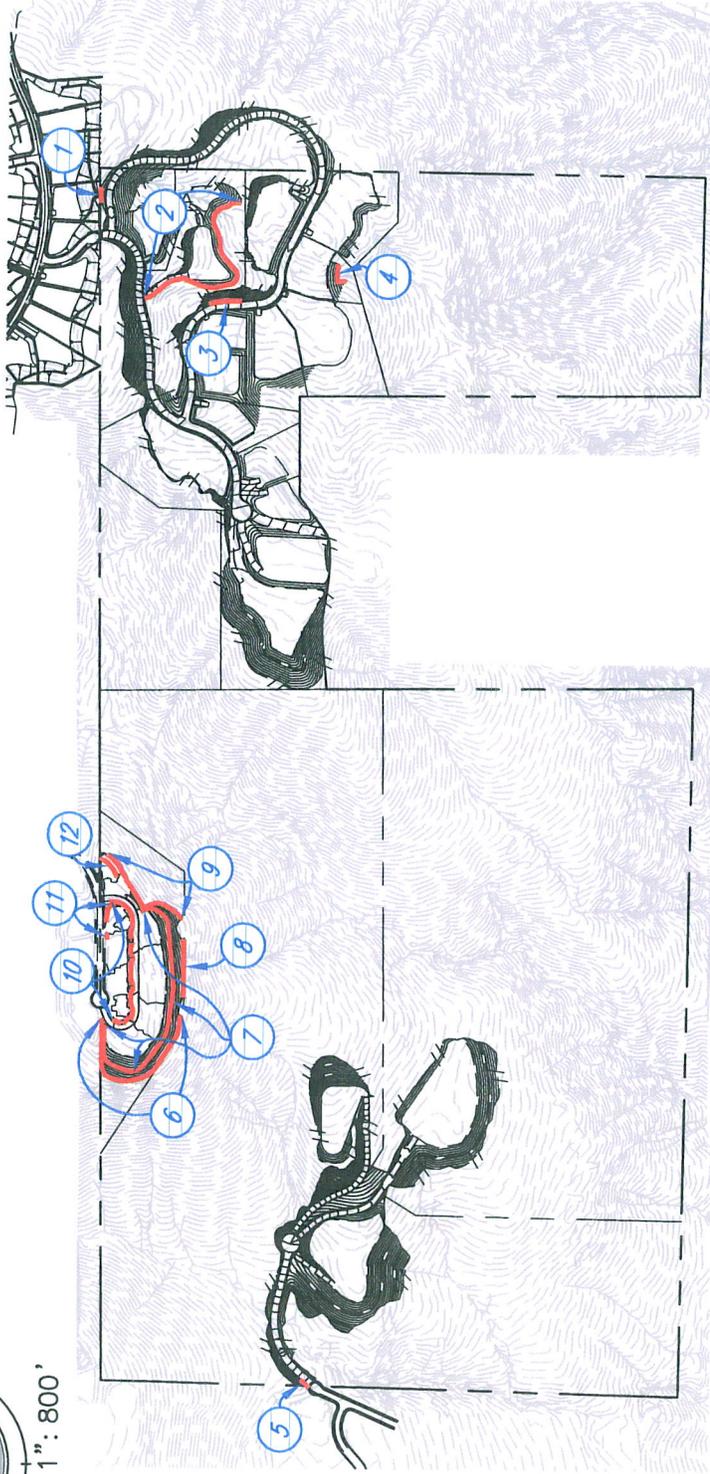
Some walls are needed in order to avoid grading into the adjacent properties. This is true for walls #1 and #5. Please see the attached retaining wall location exhibit. Other walls are for landscape purposes. This applies to walls #11 and #12. These walls are installed to enhance the area leading to the bridge walkway and areas by the Piazza lawn. Wall 7 is located between the pad and the walls at the toe of slope (walls #6, #8 & #9). This was used to create a walking path within the fill slope for the condominium area.

COUNTY OF SAN DIEGO TRACT NO. 5456-RPL3

RETAINING WALL LOCATION EXHIBIT



SCALE 1" = 800'



RETAINING WALL DESIGNATION	MAXIMUM WALL HEIGHT (FT)	AVERAGE WALL HEIGHT (FT)
1	12	7
2	20	12
3	15	11
4	19	15
5	10	9
6	10	5

RETAINING WALL DESIGNATION	MAXIMUM WALL HEIGHT (FT)	AVERAGE WALL HEIGHT (FT)
7	7	5
8	5	4
9	19	6
10	6	3
11	7	5
12	4	3.5