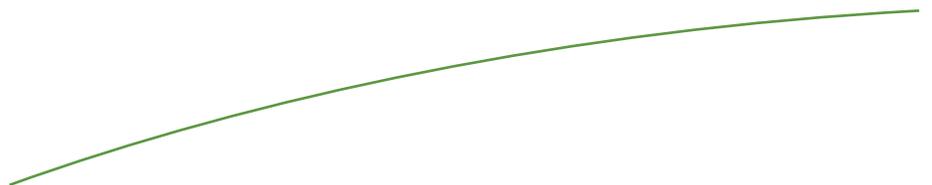




Appendix A

PROJECT CONSISTENCY EVALUATION WITH  
APPLICABLE VISUAL AND COMMUNITY  
CHARACTER GOALS AND POLICIES



**Table A-1  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>General Plan Land Use Element</b>		
<i>Policy LU-2.5: Greenbelts to Define Communities.</i> Identify and maintain greenbelts between communities to reinforce the identity of individual communities.	The Project would provide open space, parks, trails and other landscaped common areas. The Project also incorporates various design features to reduce visual effects along the Project perimeter such as substantial landscape buffers.	Yes
<i>Policy LU-6.6: Integration of Natural Features into Project Design.</i> Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	The Project would preserve mature oak trees in the Central Oak Park. It also has been designed to retain mature eucalyptus trees and a pond area in Neighborhood 5, as well as some areas of Diegan coastal sage scrub and existing orchard areas along the western perimeter north and south of proposed residential development.	Yes
<i>Policy LU-6.7: Open Space Network.</i> Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.	The project open space is not located within a regional wildlife corridor or adjacent to significant open space areas; therefore, biological mitigation will occur off-site in an area with better connectivity, as described in the Biology Report. Nevertheless, the Project has been designed to minimize impacts and preserve large blocks of open space by clustering homes in the lower, more disturbed, and therefore less sensitive portions of the site. Significant steep slopes, oak habitat, grove areas and Diegan coastal sage scrub would be protected as biological open space, agricultural open space, and steep slope open space, all of which would preserve scenic value. Planned open space connects to planned trails and parks.	Yes
<i>Policy LU-6.9: Development Conformance with Topography.</i> Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	The project has been designed to reflect the natural topography of the site and promote the natural movement and infiltration of stormwater. The proposed grading complies with the steep slope protections of the Resource Protection Ordinance. Significant slopes and ridgelines are being preserved.	Yes

**Table A-1 (cont.)  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>General Plan Mobility Element</b>		
<p><i>Policy M-2.3: Environmentally Sensitive Road Design.</i> Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources.</p>	<p>Project roads would be generally located within the lower elevations of the site, and would branch from existing roads in the vicinity. Where significant biological and other environmental and visual resources (e.g., groves, mature eucalyptus trees, etc.) would be retained, Project roads would skirt or avoid these resources altogether. Where roads are sited within slope areas, the extent of roadway bisecting slopes vertically has been minimized, with primary access being located horizontally along slopes, and therefore largely within areas that would be screened by abutting lots and streetscape.</p>	Yes
<p><i>Policy M-10.6: On-street Parking.</i> Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders, and provide an opportunity for bicycle lanes to provide rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character. (See applicable community plan for possible relevant policies.)</p>	<p>On-street parking has been minimized. On-street parking would be internal to the Project (i.e., not on any improved streets outside the Project development area), and would only be permitted on one side of the residential streets. No parking would occur on the primary community corridor, or on nearby Mt. Whitney Road, Eden Valley Lane, or Hill Valley Drive.</p>	Yes
<b>General Plan Conservation and Open Space Element</b>		
<p><i>Goal COS-11: Preservation of Scenic Resources.</i> Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.</p>	<p>The development of the Proposed Project would not impact or block views to any unique landforms or topographic features in the immediate vicinity, such as Mt. Whitney or other prominent ridgelines or hills. The Project also would retain some existing visual resources that characterize the site and surrounding area, including dense oak and eucalyptus groves, riparian habitat and wetlands, and avocado orchards.</p>	Yes

**Table A-1 (cont.)**  
**PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>General Plan Conservation and Open Space Element (cont.)</b>		
<p><i>Policy COS-11.1: Protection of Scenic Resources.</i> Requires the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The closest scenic highway to the Project site is the segment of Elfin Forest Road/Harmony Grove Road between the San Marcos city limits and the Escondido city limits, which is located, at its closest point, approximately 0.5 mile from the Project site. This County scenic highway is located within the Project viewshed, but several peaks, hills, trees, and intervening structures prevent any views of the Proposed Project from this scenic highway segment. Other designated Scenic Highways in the general Project area include the segment of Via Rancho Parkway between Del Dios Highway and SR-78, which is located approximately 1.5 miles southeast of the Project site (at the intersection of Via Rancho Parkway and Del Dios Highway). Intervening topographic features prevent any views of the Proposed Project from this scenic highway. The development of the Proposed Project would not impact or block views to any dominant landforms in the immediate vicinity, such as Mt. Whitney or other prominent ridgelines or hills.</p>	Yes
<p><i>Policy COS-11.3: Development Siting and Design.</i> Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:</p> <ul style="list-style-type: none"> <li>• Creative site planning</li> <li>• Integration of natural features into the project</li> <li>• Appropriate scale, materials, and design to complement the surrounding natural landscape</li> </ul>	<p>The development of the Proposed Project would not impact or block views to any unique landforms or topographic features in the immediate vicinity, such as Mt. Whitney or other prominent ridgelines or hills. Residential lots would be grouped to limit the impact footprint and provide large areas of open space and retention of rustic on-site visual resources, such as large mature tree stands, steep hillsides, avocado orchards, a pond, and an existing equestrian complex. Extensive landscaping, utilizing species consistent with the existing character of the Project area, would be planted along the site perimeter, along Project roadways, within residential neighborhoods, within parks and recreation uses, and in open space areas reclaimed from dying or diseased grove area.</p>	Yes

**Table A-1 (cont.)  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>General Plan Conservation and Open Space Element (cont.)</b>		
<p><i>Policy COS-11.3: (cont.)</i></p> <ul style="list-style-type: none"> <li>• Minimal disturbance of topography</li> <li>• Clustering of development so as to preserve a balance of open space vistas, natural features, and community character</li> <li>• Creation of contiguous open space networks</li> </ul>	<p>The Project would provide architectural styling that is consistent with other development in this part of the County. Identified potential styles include Craftsman, European Cottage, Mission, Monterey, Spanish, and Italian vernaculars. These styles provide varied roof and gable lines, window treatments, highlighted entries, exterior cladding materials and textures, articulations, massing, and other architectural design elements. Roof colors would be dark browns (as opposed to red tile), and exterior facades and design elements would be painted in earth tones to visually blend with the surrounding area.</p> <p>The Project would generally retain the topographic character of the site by grouping development in the flatter portions of the site and constructing retaining walls to minimize grading and landform alteration effects. Some steep slopes (approximately three percent of on-site steep slopes) would be impacted, but would be minimized by construction of retaining walls.</p>	
<p><i>Policy COS-11.7: Underground Utilities.</i> Require new development to place utilities underground and encourage “undergrounding” in existing development to maintain viewshed.</p>	<p>The Project would place Project-installed electrical, gas, and telecommunications lines underground within the Project site.</p>	Yes
<p><i>Goal COS-12: Preservation of Ridgelines and Hillsides.</i> Ridgelines and steep hillsides that are preserved for their character and scenic value.</p>	<p>The development of the Proposed Project would not impact or block views to any dominant landforms or topographic features in the immediate vicinity, such as Mt. Whitney or other prominent ridgelines or hills. The steeper portions of the Project site would remain undeveloped and be retained as open space.</p>	Yes
<p><i>Policy COS-12.1: Hillside and Ridgeline Development Density.</i> Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.</p>	<p>There are approximately 35.6 acres of RPO steep slopes on the property. The Project would impact a total of approximately 1.1 acres of RPO steep slopes in the western portion of the site and complies with the RPO. Residential designations would be semi-rural, consistent with the policy and the Project would be clustered to allow portions of the site to remain undisturbed. For example, the on-site ridgeline in the northerly portion of the site would be preserved in agricultural open space (except for the planned Rincon MWD water tank).</p>	Yes

**Table A-1 (cont.)  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>General Plan Conservation and Open Space Element (cont.)</b>		
<i>Policy COS-12.2: Development Location on Ridges.</i> Require development to preserve existing physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.	Residential lots would be grouped generally in the flatter portions of the site to limit the impact footprint and provide large areas of open space and minimize impacts to steep hillsides. Development would not occur on the dominant ridgelines, with structures, therefore, not silhouetted against the sky.	Yes
<i>Goal COS-13: Dark Skies.</i> Preserve dark skies that contribute to rural character and are necessary for the local observatories.	Project lighting would adhere to the San Diego County Light Pollution Code (LPC).	Yes
<i>Policy COS-13.1: Restrict Light and Glare.</i> Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	Project lighting would include safety and accent lighting at Project entries, primary intersections, at the private community facility in Neighborhood 1, and the WTWRF, consistent with the County LPC. Additionally, proposed houses would be illuminated from interior lights or outdoor safety lighting. Although Project lighting would be expected to produce light levels brighter than currently exists on the Project site, all lighting would adhere to the LPC.	Yes
<i>Policy COS-13.2: Palomar and Mount Laguna.</i> Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories.	The Project site is located approximately 25 miles from the Palomar observatory and even farther from the Laguna Observatory. All Project lighting would adhere to the County's LPC. The distance, combined with the LPC compliance addressed in COS-13.1 above, result in compliance with this policy.	Yes

**Table A-1 (cont.)  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>General Plan Housing Element</b>		
<p><i>Policy H-2.1: Development that Respects Community Character.</i> Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element.</p>	<p>The Project would construct a semi-rural residential community with associated park and recreational uses on an approximately 239-acre site located on sloping hillsides and valley floor surrounded by existing and developing residential uses and hillsides and steep ridgelines. Residential lots would be grouped to limit the impact footprint and provide large areas of open space and retention of rustic on-site visual resources, such as large mature tree stands, steep hillsides, avocado orchards, a pond, and an existing equestrian complex. Open space including of biological set-asides and groves/agricultural preserve would be located on site. Extensive landscaping, utilizing species consistent with the existing character of the Project area, would be planted along the site perimeter, along Project roadways, within residential neighborhoods, within parks and recreation uses, and in open space areas. The Project proposes development in accordance with the proposed Specific Plan, which provides the framework for the orderly phased development of the Project site, as well as consistency with the character of the surrounding development. The site design and layout of the Project would not introduce a new land use that does not currently exist in the immediate area and would not substantially contrast with the existing visual character and quality of the Project area. Approximately 48 percent of the site would remain in visual open space. Proposed residential neighborhoods have been designed and sited to be adjacent to existing residential development, and in keeping with the area, existing on-site rustic visual elements would be retained. The reader is also referred to responses for policies LU-2.5, 6.6, 6.7 and 6.9, above.</p>	<p align="center">Yes</p>
<b>San Dieguito Community Plan Community Character Element</b>		
<p><i>Community Character Goal:</i> Provide for orderly development of the plan area while maintaining the identities of historically established neighborhoods and preserve a more rural environment.</p>	<p>The Project would be developed in accordance with the proposed Specific Plan, which provides the framework for the orderly development of the Project site. The Project also would retain some existing rustic on-site visual resources, such as open space, mature tree stands, steep hillsides, avocado orchards, a pond, and an existing barn/horse pen features.</p>	<p align="center">Yes</p>

**Table A-1 (cont.)**  
**PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND**  
**COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>San Dieguito Community Plan Community Character Element (cont.)</b>		
<i>General Policy 5:</i> Encourage the preservation and enhancement of the natural features located within the San Dieguito Plan Area.	The Project would retain several existing on-site natural features, including riparian habitat and wetlands, steep slopes, and dense tree groves. Additionally, prominent ridgelines and peaks, such as Mt. Whitney would not be impacted.	Yes
<i>General Policy 6:</i> Encourage high standards of design, materials and workmanship in all construction.	The Proposed Project would be a high-quality residential community based on design excellence and quality construction. The design and construction of Project components (as described in Section 2.2) not only would comply with applicable industry standards and regulatory requirements, but would include design details and treatments to define and reinforce a semi-rural character. Homes would include variety in style, treatments, and colors to create visual interest, as opposed a uniform monotonous development.	Yes
<i>General Policy 7:</i> Signs shall be regulated to prevent any adverse impact upon the basic character of the community or on property values.	The only proposed signage would be at the four Project entries off Country Club Drive, Mt. Whitney Road, and Eden Valley Road, which would include entry monuments comprised of low rock walls and boulders with drought-tolerant landscaping.	Yes
<i>General Policy 9:</i> In reviewing proposed development the County shall consider such criteria as: <ul style="list-style-type: none"> <li>• Site topography and protection of steep slopes;</li> <li>• View orientation and view protection of adjacent properties;</li> <li>• Natural site amenities such as trees, bluff, rocks and natural drainage channels;</li> <li>• Access to the proposed residence;</li> <li>• Protection of ridgelines, and</li> <li>• Preservation of dark skies.</li> </ul>	Environmental review of the Project by the County includes consideration of potential visual effects associated with these applicable criteria resulting from the Project, which comprise the subject of this VIA.	Yes

**Table A-1 (cont.)  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>San Dieguito Community Plan Community Character Element (cont.)</b>		
<i>General Policy 10:</i> The design of a building must be reasonably appropriate to its site, and harmonize with its surroundings.	This policy is evaluated on a Project-wide basis, rather than on a single structure. Overall, the Project has been designed in context with the Project site. Residential lots would be grouped generally on the flatter portions of the site to limit the impact footprint and provide large areas of open space and retention of rustic on-site visual resources, such as large mature tree stands, steep hillsides, avocado orchards, a pond, and an existing barn. Extensive landscaping, utilizing species consistent with the existing character of the Project area, would be planted along the site perimeter, along Project roadways, within residential neighborhoods, within parks and recreation uses, and in open space areas.	Yes
<b>San Dieguito Community Plan Land Use Element</b>		
<i>Land Use Goal:</i> Provide a distribution of land uses that is compatible with the existing character of the community and preserves the rural nature as it transitions to surrounding jurisdictions.	The site design and layout of the Project would not substantially contrast with the existing visual character and quality of the Project area. The Project would not introduce a new land use that does not currently existing in the immediate area. Proposed residential neighborhoods have been designed and sited to be adjacent to existing residential development, and in keeping with the area, existing on-site rustic visual elements such as equestrian facilities and stands of trees would be retained. Horse-keeping lots would be available in Neighborhoods 3 and 5.	Yes
<b>San Dieguito Community Plan Circulation Element</b>		
<i>Policy 2:</i> Road alignment shall minimize the necessity of altering the landscape by following the contours of the existing, natural topography thus enhancing scenic areas.	The alignment of Project roadways and trails generally would meander to mimic the curvilinear lines of the topography in the visual landscape.	Yes
<i>Policy 3:</i> Encourage roadside and median landscaping.	Project roadways would include roadside landscaping that would include locally appropriate species to provide some unity visual between Project elements and the existing visual character.	Yes

**Table A-1 (cont.)  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>San Dieguito Community Plan Circulation Element (cont.)</b>		
<i>Policy 13:</i> Urban-type street improvements such as gutters, curbs, and sidewalks and extensive street lighting should not be installed because they would detract from the existing, highly desired rural appearance of San Dieguito and out of character of the community.	Consistent with the existing surrounding area, extensive use of streetlights is not proposed within the Project (primary intersections would be lighted). Curbs and sidewalks (consistent with ADA requirements) would be constructed along Project roadways; however, curbs would be wedge curbs, which are more in concert with a rural character, and sidewalks would be adjacent to Project-installed and maintained landscaping. Where appropriate, pathways would be soft textured (e.g., decomposed granite) rather than concrete.	Yes
<b>San Dieguito Community Plan Conservation Element</b>		
<i>Soils Policy 1:</i> Buildings should be designed to fit the existing topography. This can be accomplished by planning single level houses for relatively flat sites, and stepping houses up or down sloped sites.	The Project would generally retain the topographic character of the site by grouping development in the flatter portions of the site and constructing retaining walls to minimize grading and landform alteration effects. There would be some variation in the placement of homes within individual lots to create a more informal configuration of homes. Similarly, although most of the proposed homes would be two stories, finished elevations would slightly vary within each Neighborhood to break up the roof line.	Yes
<i>Soils Policy 2:</i> Grading should retain the natural appearance of the existing land forms and natural slopes in excess of 25 percent shall be protected from unnecessary grading.	The Project would generally retain the topographic character of the site by grouping development in the flatter portions of the site and constructing retaining walls to minimize grading and landform alteration effects. There are approximately 35.6 acres of RPO steep slopes (i.e., slopes with a natural gradient of 25 percent or greater and a minimum rise of 50 feet) on the property. The Project would impact a total of approximately 1.1 acres of RPO steep slopes in the western portion of the site, but Project slopes have been protected from unnecessary grading and the Project is consistent with steep slope thresholds in the RPO.	Yes

**Table A-1 (cont.)  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>San Dieguito Community Plan Conservation Element (cont.)</b>		
<i>Soils Policy 4:</i> All grading plans shall include preparation for an installation of landscaping.	The Project proposes a landscape concept plan that would use species consistent with the existing character of the Project area planted along the site perimeter, along Project roadways, within residential neighborhoods, within parks and recreation uses, and in open space areas. Grading plans prepared for the Project would meet County requirements.	Yes
<i>Soils Policy 6:</i> Minimize grading in general. Too much soil or rock moved in or out of a site will have an adverse impact upon the natural appearance of the site.	Residential lots would be grouped to limit the impact footprint and provide large areas of open space and to retain existing landforms. Retaining walls are also proposed to further reduce grading and associated landform modification. Grading would be balanced on site.	Yes
<i>Soils Policy 7:</i> When the natural terrain is altered, new landscaping shall utilize at least 50 percent native species.	This requirement is reflected in the Specific Plan. The Project proposes use of species consistent with the existing character of the Project area, as well as a mix of native species.	Yes
<i>Soils Policy 8:</i> Unaltered land greater than 25 percent slope and at least 1,000 square feet in area shall be retained in its natural state.	Primary protection for steep slopes is provided by the Resource Protection Ordinance, which protects land greater than 25 percent slope with a vertical rise of at least 50 feet. The Project complies with the RPO steep slope provisions. In addition, the majority of the steep slopes on site has been disturbed by agricultural uses, and thus do not qualify as unaltered land under this policy. After complying with the RPO and excluding agricultural land from the calculation, the project would impact only 1.44 acres of unaltered land greater than 25 percent slope and at least 1,000 square feet in area. This impact is less than 1 percent of the total project site; therefore, the Project is in substantial conformance with this policy.	Yes
<i>Dark Skies Goal:</i> Restrict the use of exterior lighting throughout the San Dieguito Community Planning Area.	Consistent with the existing surrounding area, streetlights generally are not proposed within the Project, and would only be included at primary intersections. Project lighting also would include safety and accent lighting at Project entries, the private park in Neighborhood 1, and the WTWRP consistent with the County LPC. Additionally, proposed houses would be illuminated from interior lights or outdoor safety lighting. Although Project lighting would be expected to produce light levels brighter than currently exists on the Project site, all lighting would adhere to the County LPC.	Yes

**Table A-1 (cont.)  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>San Dieguito Community Plan Conservation Element (cont.)</b>		
<i>Dark Skies Policy 1:</i> In general, outdoor lighting must be directed downward and screened so as not to be visible from any adjoining property or street.	Project lighting would adhere to the LPC. Lighting design would include the use of full cut off light fixtures and glare louvers, ensuring that light rays are projected downward and that glare and spillage into the sky or onto adjacent property are limited.	Yes
<i>Dark Skies Policy 2:</i> Street lighting shall not be made a condition of subdivision approval unless absolutely necessary for traffic safety at road intersections. If lighting is required under these circumstances, lights must be low level, timed, directed downward, and screened to minimize the impact of the lights on the dark sky.	Consistent with the existing surrounding area, streetlights generally are not proposed within the Project, and would only be included at primary intersections. Streetlights would be low level, timed, directed downward, and screened to minimize the impact of the lights on the dark sky.	Yes
<b>San Dieguito Community Plan Scenic Highways Element</b>		
<i>Dark Skies Policy 3:</i> If street lighting is required at intersections; utilize alternative types of lighting to minimize spillover onto adjacent properties.	Streetlights at primary Project intersections would include the use of full cut off light fixtures and glare louvers, ensuring that light rays are projected downward and that glare and spillage into the sky or onto adjacent property are limited.	Yes
<i>Goal:</i> Create a network of scenic corridors within which scenic, historical, and recreational resources are protected and enhanced.	The closest scenic highway to the Project site is the segment of Elfin Forest Road/Harmony Grove Road between the San Marcos city limits and the Escondido city limits, which is located, at its closest point, approximately 0.5 mile from the Project site. This County scenic highway is located within the Project viewshed, but several peaks, hills, trees, and intervening structures prevent any views of the Proposed Project from this scenic highway segment. Other designated Scenic Highways in the general Project area include the segment of Via Rancho Parkway between Del Dios Highway and SR-78, which is located approximately 1.5 miles southeast of the Project site (at the intersection of Via Rancho Parkway and Del Dios Highway). Intervening topographic features prevent any views of the Proposed Project from this scenic highway.	Yes

**Table A-1 (cont.)  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>San Dieguito Community Plan Open Space Element</b>		
<i>Goal:</i> Provide a system of open space adequate to preserve the unique natural elements of the community.	The Project incorporates substantial open space designed to preserve natural elements. These areas would include biological open space, parks retaining oaks and other mature trees, existing on-site avocado orchards/agricultural preserve, and landscaping acres of steep slopes.	Yes
<b>San Dieguito Community Plan Elfin Forest and Harmony Grove Portion</b>		
<i>Goal LU-1.5:</i> Preservation of the rural small town feeling of Harmony Grove.	Neighborhood 5 is the only portion of the Plan area that is within the Harmony Grove Community Plan area. It would retain existing rustic on-site visual resources, such as large mature tree stands, hillsides, a pond, and portions of the existing equestrian complex. Landscaping utilizing species consistent with the existing character of the Project area would be planted along the site perimeter, along Project roadways, within residential neighborhoods, within parks and recreation uses, and in open space areas. Additionally, background views of prominent ridgelines and mountain peaks would remain.	Yes
<i>Goal LU-1.6:</i> Open access community design that fosters a feeling of “one neighborhood” despite multiple developments.	Harmony Grove Village, located immediately to the south and currently under construction, is a residential community with a similar design (i.e. grouped residential development). As a result, these two projects are visually compatible with one another; the Project would be a visual extension of the development pattern onto the Project site.  Additionally, the Project would include trails that would connect off-site County-planned trails to provide connectivity within the Community Plan area, and would provide a neighborhood park in Neighborhood 5 that would welcome all community residents. Main access roads would not be gated.	Yes
<i>Policy LU-1.6.1:</i> Require large developments to retain connectivity with visual or physical pedestrian/equestrian access to community features.	The Project would include a public multi-use trail network within the site that would connect to County-planned off-site trails.	Yes

**Table A-1 (cont.)  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>San Dieguito Community Plan Elfin Forest and Harmony Grove Portion (cont.)</b>		
<i>Policy LU-1.6.2:</i> Promote design of development with a rural, country theme.	Neighborhood 5 would retain existing rustic on-site visual resources, such as large mature tree stands, steep hillsides, a pond, and an existing portions of an existing equestrian complex. Extensive landscaping, utilizing species consistent with the existing character of the Project area, would be planted along the site perimeter, along Project roadways, within residential neighborhoods, within parks and recreation uses, and in open space areas. Fences and walls would be rural in design and lighting would be minimized.	Yes
<i>Goal LU-1.7:</i> Continued preservation of mature native trees.	Within Neighborhood 5, the eucalyptus forest and oak groves would largely be retained and incorporated into open space.	Yes
<i>Policy LU-1.7.1:</i> Require development design that avoids the removal of mature trees and encourages shady parking areas with trees.	Within Neighborhood 5, the eucalyptus forest and oak groves would largely be retained and incorporated into open space. Additionally, the proposed public neighborhood park would include a parking area that would contain trees to provide shade cover.	Yes
<i>Policy LU-1.8.1:</i> Require mitigation land for development within the community to be purchased within the community to create open space and trails.	Impacts to biological resources would be mitigated at an approved mitigation site(s). The identification of mitigation land would be determined in consultation with the resource agencies, with this policy in mind. The Project also would include open space and multi-use trails.	Yes
<i>Goal LU-1.9:</i> An attractive equestrian community that encourages environmentally sensitive, responsible horse keeping.	Neighborhood 5 would retain portions of an existing equestrian complex that could provide for continued equestrian uses. Some wider and deeper lots would allow horse keeping in both Neighborhoods 3 and 5. In addition, a trail head would be provided in Neighborhood 3 and multi-use trails are proposed throughout the site that would accommodate (among other users) equestrian uses.	Yes
<i>Policy LU-1.9.1:</i> Require disclosure of Harmony Grove's rural nature to potential home buyers in order for new residents to accept the consequences and benefits of living in a rural environment (i.e., proximity of large animals and small farms and ranches).	Disclosure would be provided by the developer during the home selling process.	Yes

**Table A-1 (cont.)  
PROJECT CONSISTENCY EVALUATION WITH APPLICABLE VISUAL AND  
COMMUNITY CHARACTER GOALS AND POLICIES**

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
<b>San Dieguito Community Plan Elfin Forest and Harmony Grove Portion (cont.)</b>		
<i>Policy LU-1.9.3:</i> Encourage proper maintenance of fences and animal enclosures.	Maintenance of fences within individual residential lots would be the responsibility of homeowners and governed by a Homeowner’s Association (HOA) that would be established as part of the Proposed Project. Similarly, fencing along roadways and recreation areas would be maintained by the Project HOA.	Yes
<i>Goal LU-1.10:</i> The preservation of a rural visual environment, including leisure and market animals grazing in fenced front yards.	The Project has been designed to be visually compatible with the existing visual environment. Some small animal keeping (e.g., rabbits, chickens) could be permitted at homes within Neighborhood 5, and a total of 33 wider and deeper lots would allow horse and market animal keeping in Neighborhood 5.	Yes
<i>Goal LU-1.12.1:</i> A rural residential lifestyle built in a fashion that is compatible with and sensitive to its natural setting; unspoiled views of intact hills, valleys, and creeks.	The Project has been design in context with the setting of the Project site. Residential lots would be grouped generally on the flatter portions of the site to limit the impact footprint and provide large areas of open space and retention of rustic on-site visual resources, such as large mature tree stands, steep hillsides, avocado orchards, a pond, and portions of an existing equestrian complex. Extensive landscaping, utilizing species consistent with the existing character of the Project area, would be planted along the site perimeter, along Project roadways, within residential neighborhoods, within parks and recreational uses, and in open space areas. Areas of diseased/dying grove in the southwest portion of the Project would be replaced with native scrub habitat. The development of the Proposed Project would retain views to unique landforms and topographic features in the immediate vicinity, such as Mt. Whitney or other prominent ridgelines or hills.	Yes