

Slope Study Legend

- Site Boundary
- Knoll and Ridge Line
- 0 - 25%
- 25% - 50%
- 50% - Above
- Above 25%, 50 Feet or More in Height Within Site Boundary
- Above 25%, 50 Feet or More in Height Outside Site Boundary
- Steep slopes within ridgeline south of Harmony Grove Road

Source: Kovach Group of Companies 2015

Steep Slope Areas South of Harmony Grove Road

HARMONY GROVE VILLAGE SOUTH

range from 1,000 to 1,320 feet amsl. Elevations associated with Mt. Whitney and adjacent peaks range from 1,618 to 1,736 feet amsl. These slopes contribute to the notable and often abrupt ridgelines in Elfin Forest Recreational Reserve (EFRR) and the DDHP to the south of the Project, as well as in hill formations located to the west; ultimately connecting to Mt. Whitney (and the associated highly valued “Lady of the Valley” formation) in the high slopes west of Harmony Grove and Eden valleys. These ridgelines (lines formed along the highest [topmost] points of a mountain ridge) are specifically noted as valuable and worthy of preservation in the Elfin Forest and Harmony Grove Community Plan portion of the San Dieguito Community Plan.

These notable peaks also provide visual context for smaller topographic features in the valley. As indicated, although even higher mountains are located along the valley edge to the west, the proximity and height of the higher surrounding slopes to the south are so dominant, that on-site topographic variation in the (approximately) northern half of the site and within the disturbed/grassland areas is not very prominent or visually “meaningful.” The abrupt and peaked formations tend to minimize the visual impact of smaller topographic features. This is demonstrated from the north on Figure 4, *View Toward Project Site From Country Club Drive*, where the rocky and scrub-vegetated slopes extend above the lower and flattened hill forms south of Harmony Grove Road, and is additionally depicted below from the south.

3.1 On-site Steep Slopes

The RPO steep slope analysis for the Project site was conducted by Project Design Consultants (PDC) using Autocad Civil 3D, with review, confirmation and interpretation by licensed landscape architects from PDC and SWA Group. As shown on Figure 5, *Study Area Slope Map*, and quantified on Table 1, *On-Site Slope Categories*, 40 percent of the site is categorized as containing steep topography. Sixty (60) percent of the HGV South site contains slopes of less than 25 percent slope.

Table 1 ON-SITE SLOPE CATEGORIES		
Slope Range	Acres	Percent
0% – 25%	66.7	60
25% – 50%	39.7	35.8
50%+	4.6	4.1
Total	111	100

Of the 44.3 acres exceeding 25 percent slope, approximately 26.5 acres meet the definition of steep slopes under the County’s RPO. This represents approximately 24 percent of Project site. Table 2, *RPO Slope Acreage*, shows that 26.5 acres, or 24 percent of the site, contains slopes that qualify as RPO steep slopes; whereas 84.5 acres, or 76 percent of the site, does not contain RPO steep slopes.

Table 2 RPO SLOPE ACREAGE		
	Acres	Percent
Total Site	111	100
RPO Steep Slopes	26.5	24
Remainder of Site	84.5	76
Total	111	100

The steep slopes areas of over 25 and 50 percent gradient are located primarily in the southern half of the Project. Although flatter lands also intersperse this area, the terrain is overall higher and more rugged. These also can be the most visible and the most visually abrupt slopes. They also often connect to the steeper formations associated with areas already protected as part of DDHP, as indicated on Figure 4. These southeastern and southernmost portions of the Project are proposed for permanent open space as BOS.

3.2 Requirements Related to RPO Steep Slopes

RPO Section 86.603(c) provides that one or more of the following actions may be required:

1. Application of an open space easement to portions of the site with sensitive (steep) lands,
2. Rezone of the site through application of special area designators for sensitive lands, and
3. Other actions as determined by the decision-making body (the Board of Supervisors).

3.3 RPO Density Formula

Subdivision of parcels within slope dependent land use designations as defined in RPO Section 86.604(e) generally is subject to residential quantity restrictions. The number of homes for the site overall is based on the minimum lot size permitted by the General Plan, multiplied by slope categories of: 0 to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope,

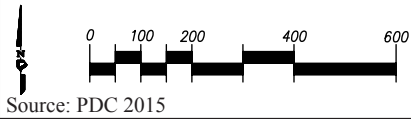
In this case, however, the Project proposes a General Plan Amendment to designate the majority of the developable portion of the site (approximately 53 acres) as Village Residential 10.9. This land use designation is not slope dependent, and the slopes addressed under the proposed waiver discussion below would not be subject to the RPO density formula. The remainder of the site (approximately 58 acres) would maintain the Semi-Rural 0.5 (SR-0.5) designation. This is a slope-dependent land use designation that would permit up to 82 dwelling units. Due to the large area within the southern portion of the project site that would be preserved, however, only 30 units are proposed within the SR-0.5 land use designation, thereby being in conformance with General Plan requirements.



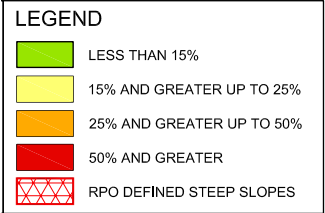
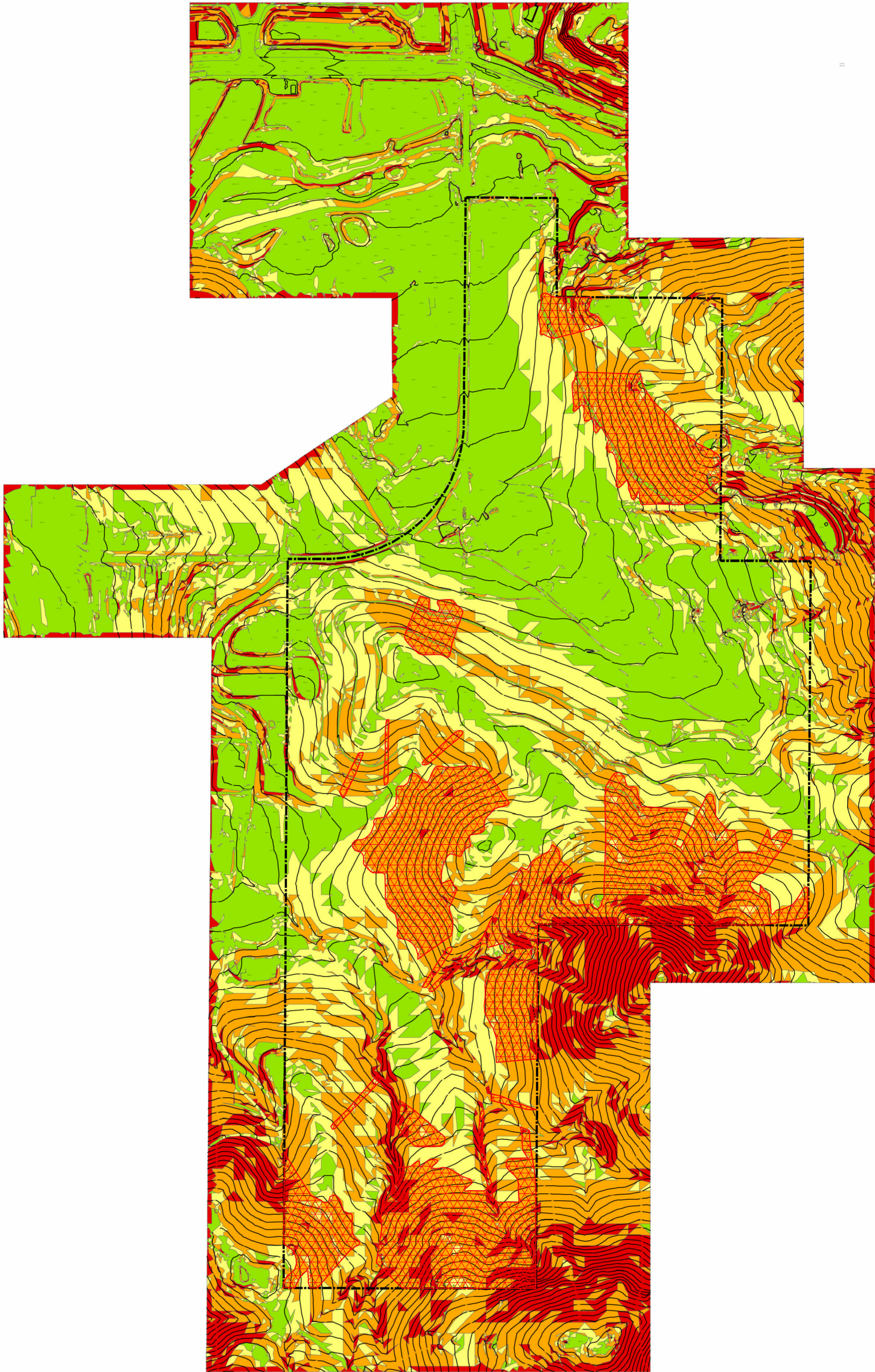
View Toward Project Site From Country Club Drive

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Source: PDC 2015



Study Area Slope Map
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