



a. The Central Bench



b. Central Bench Steep Slope Area

View toward Central Bench

HARMONY GROVE VILLAGE SOUTH VIA

Figure 27a



a. View Toward the Project



b. Steep Slope Area South of the Central Bench

**View toward Project from Harmony Grove Overlook
in Elfin Forest Recreational Reserve**

HARMONY GROVE VILLAGE SOUTH VIA

Figure 27b



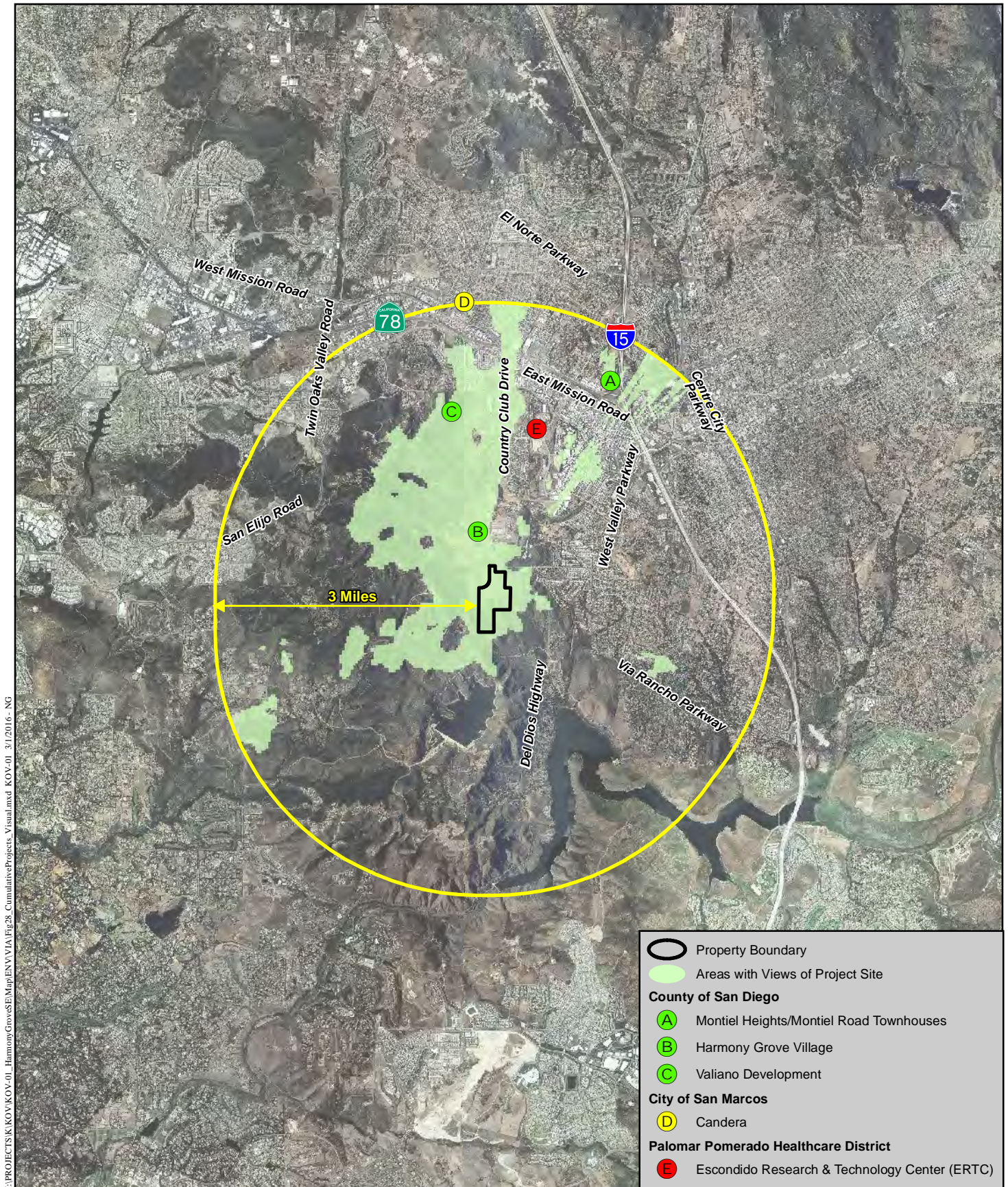
a. View Toward the Project



b. Steep Slope Area South of the Central Bench

View toward Project from Del Dios Highlands Fire Break Trail

HARMONY GROVE VILLAGE SOUTH VIA



Cumulative Projects for Visual Analysis

HARMONY GROVE VILLAGE SOUTH VIA

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Attachment A

HARMONY GROVE VILLAGE PROJECT
VISUAL SIMULATIONS FROM THE
CERTIFIED 2007 EIR





Viewpoint A



Viewpoint B

Source: New Urban West 2005

Harmony Grove Village Simulation from the 2007 HGV EIR

HARMONY GROVE VILLAGE SOUTH



Viewpoint C



Viewpoint D

Source: New Urban West 2005

Harmony Grove Village Simulation from the 2007 HGV EIR

HARMONY GROVE VILLAGE SOUTH

Attachment A-2



Viewpoint E1



Viewpoint E2

Source: New Urban West 2005

Harmony Grove Village Simulation from the 2007 HGV EIR

HARMONY GROVE VILLAGE SOUTH



Viewpoint F

Source: New Urban West 2005

Harmony Grove Village Simulation from the 2007 HGV EIR

HARMONY GROVE VILLAGE SOUTH

Attachment A-4

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Attachment B

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



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

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT		
<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.		
<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.	The closest scenic highway to the Project site (and with open visibility) is the segment of Elfin Forest Road/Harmony Grove Road just north of the Project on the north side of Escondido Creek. Other designated Scenic Highways in the general area include the segment of Via Rancho Parkway between Del Dios Highway and SR-78, located east-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 the latter scenic highway. The development of the Proposed Project would not impact or block views to unique landforms/prominent ridgelines/dominant landforms in the immediate vicinity. Peaks in the Del Dios Highlands Preserve (DDHP) and Elfin Forest Recreational Reserve (EFRR), would remain dominant features. The Project also would retain some existing visual resources that characterize the site and surrounding area, including scrub habitats on the southern (highest and most visible) portion of the Project as part of Project BOS to maintain the visual quality of the natural surroundings. An "S" designator has been applied to the property as part of the D1 designator for portions of the development visible from Harmony Grove Road.	Yes
<i>Policy COS-11.2: Scenic Resource Connections.</i> Promote the connection between regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.	A system of public and private multi-use trails and pathways would link key open space features of the Project site, as well as connecting to proposed off-site areas and planned public trails. Off-site planned trails to be built by others include a proposed multi-purpose identified along Country Club Drive as approved in the HGV 2007 EIR.	Yes
<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: <ul style="list-style-type: none"> • Creative site planning <ul style="list-style-type: none"> ○ Integration of natural features into the project ○ Appropriate scale, materials, and design to complement the surrounding natural landscape 	The Project has been designed to reflect the natural topography of the site. Development is clustered on the site to preserve a large swath of open space in the southern portion of the property that contains high quality biological resources. Drainage features and swales are also designed to look natural rather than industrial in nature. Subsurface detention/hydromodification vaults would have landscaped parks as surface features. In addition, the project utilizes lighting, signage, walls/fencing, and architectural design elements that respect the agricultural character of the area and reference those of HGV.	Yes

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

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT (CONT.)		
<i>Policy COS-11.3: (cont.)</i> <ul style="list-style-type: none"> Minimal disturbance of topography Clustering of development so as to preserve a balance of open space vistas, natural features, and community character Creation of contiguous open space networks 	<p>The architectural design elements include varied roof and gable lines, exterior cladding materials and textures, articulations, massing, and other architectural design elements that variously minimize massing, and reference the surrounding topography. Roof colors would be dark browns (as opposed to red tile), and exterior facades and design elements would present muted earth tones to visually blend with the surrounding area.</p> <p>The Project would generally retain the topographic character of the site by focusing development in the flatter portions of the site and following the overall slope upward (to the east and south) of the natural condition. Retaining walls would be required to minimize grading and landform alteration effects. Ten lots would encroach into steep slopes that are not excepted or waived under RPO Sections 86.604(e)(2)(bb)(ii) or 86.604(e)(2)(cc)(3). The amount of encroachment would be less than 10 percent of each of the lots where it would occur and is consistent with the RPO.</p>	
<i>Policy COS-11.4: Collaboration with Agencies and Jurisdictions.</i> Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.	<p>The Project applicant will coordinate with the resource agencies with regard to Project impacts to sensitive biological resources and permitting requirements. Additionally, coordination with Native American representatives has occurred and will continue to occur during the construction phases of the Project.</p>	Yes
<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>The Project would place Project-installed electrical, gas, and telecommunications lines underground within the Project site. Overhead lines along Country Club Drive would be undergrounded on the east side of Country Club Drive during Project implementation.</p>	Yes
<i>Goal COS-12: Preservation of Ridgelines and Hillsides.</i>	<p>Ridgelines and steep hillsides that are preserved for their character and scenic value.</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>The development of the Proposed Project would not result in loss of ridgelines or hillsides identified as preserved for their character or scenic value. The visually significant steep slopes located in the southern portion of the Project are located within proposed permanent open space. Residential designations in the southern portion of the Project would be semi-rural, consistent with the policy.</p>	Yes
<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.	<p>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 dominant ridgelines and peaks. The backdrop to the Project would continue to be the undeveloped hills of the DDHP and EFRR.</p>	Yes

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

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT (CONT.)		
<i>Goal COS-13: Dark Skies.</i> Preserve dark skies that contribute to rural character and are necessary for the local observatories.		
<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, and the WTRF. 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 of San Diego's dark sky ordinance/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 over 20 miles from the Palomar observatory and even farther from the Laguna Observatory and is outside Area A (within 15 miles). All Project lighting would adhere to the County of San Diego's dark sky ordinance.	Yes
ELFIN FOREST AND HARMONY GROVE PORTION OF SAN DIEGUITO COMMUNITY PLAN		
<i>Goal LU-1.5:</i> Preservation of the rural small town feeling of Harmony Grove.		
Policy LU-1.5.2: Require developers to obtain community review and input of their plans prior to permit approval.	The Project would be required to obtain a recommendation from the San Dieguito Community Planning Group.	Yes
Policy LU-1.5.3: Provide for lot sizes permitting residents to keep leisure and market animals on their property.	The Project would not include lots suitable for horse keeping due to the proximity of the site to the HGV Equestrian Ranch, which is approved to support horse facilities, and is sited across the street. There are other opportunities within the community for residents to keep leisure and market animals.	NA
Policy LU-1.5.4: Restrict land use primarily to single-family residences outside of the Village.	The Project is processing a GPA and CPA to be included within the Village.	NA
<i>Goal LU-1.6:</i> Open access community design that fosters a feeling of "one neighborhood" despite multiple developments.		
Policy LU-1.6.1: Require large developments to retain connectivity with visual or physical pedestrian/equestrian access to community features.	The Project would include portions of and connect to a public multi-use trail network that would connect to County-planned off-site trails. The Project also would provide gathering locations (public parks, trail staging area) open to the community as a whole. Internal site signage would direct individuals to the Center House, trails and park uses.	Yes
Policy LU-1.6.2: Promote design of development with a rural, country theme.	The Project Specific Plan includes design guidelines that would enforce a rural/country theme. For instance, some multi-family homes are designed to appear like stand-alone individual farmhouses. The overall architectural format is "Western Farm Village." Community gardens are included within the Project that reference the agricultural heritage of the Harmony Grove Valley.	Yes

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

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
ELFIN FOREST AND HARMONY GROVE PORTION OF SAN DIEGUITO COMMUNITY PLAN (CONT.)		
<i>Goal LU-1.7: Continued preservation of mature native trees.</i>		
Policy LU-1.7.1: Require development design that avoids the removal of mature trees and encourages shady parking areas with trees.	The Project has been designed to retain the great majority of oak trees on site, and all mature trees on site would be evaluated for the potential to retain them. Trees would be located adjacent to parking areas on the landscaped verge (there are no “parking lots” on site).	Yes
<i>Goal LU-1.8: Dedicated open space.</i>	The Project would include approximately 35.0 acres (or approximately 31 percent of the site) of preserved open space (biological opens space including impact neutral and steep slope areas).	Yes
<i>Policy LU-1.8.1: Require mitigation land for development within the community to be purchased within the community to create open space and trails.</i>	Impacts to biological resources would be mitigated at (an) approved mitigation site(s). The identification of mitigation banks would be determined in consultation with the County and resource agencies. The Project also would include approximately 35.0 acres (or approximately 31 percent of the site) of BOS. Trails would wind through the Project, connect to off-site planned community trails and remain as primitive trails through the BOS to access DDHP and EFRR.	Yes
<i>Goal LU-1.9: An attractive equestrian community that encourages environmentally sensitive, responsible horse keeping.</i>		
<i>Policy LU-1.9.1: 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).</i>	Disclosure would be provided by the developer during the home selling process of the site’s proximity to rural uses such as the HGV Equestrian Ranch and other nearby properties with large animals.	Yes
<i>Policy LU-1.9.2: Encourage the keeping of equestrian and market animals.</i>	The Project does not include lots suitable for horse keeping. It would be an expansion of the HGV, and the approved Equestrian Ranch across the street is approved to support horse boarding facilities.	NA
<i>Policy LU-1.9.3: Encourage proper maintenance of fences and animal enclosures.</i>	Fencing along roadways and recreation areas would be properly maintained. No animal enclosures are proposed for the Project.	Yes
<i>Policy LU-1.9.8: Promote the use of a non-motorized trail system for the enjoyment of horses and their riders, hikers and bicyclists.</i>	The Project would include a trail network within the site that would include multi-use trail segments built to County standards for the exclusive use of non-motorized transportation modes, including bicycling, walking/hiking, and horseback riding; and which would connect to County-planned off-site trails.	Yes

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

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
ELFIN FOREST AND HARMONY GROVE PORTION OF SAN DIEGUITO COMMUNITY PLAN (CONT.)		
<i>Goal LU-1.10:</i> The preservation of a rural visual environment, including leisure and market animals grazing in fenced front yards.		
<i>Policy 1.10.1:</i> Reduce front setback requirements to allow grazing, but not housing, of leisure and market animals in residential fenced front yards.	The Project would not include housing where the grazing of animals would occur.	NA
<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 designed in context with the setting of the Project site. Residential lots would be grouped (primarily on the portions of the site with lower elevations) to limit the impact footprint and provide large areas of open space. 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, and within parks and recreational uses. The development of the Proposed Project would retain views to unique landforms and topographic features in the immediate vicinity, such as the prominent ridgelines and hills in the DDHP and EFRR.	Yes

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