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**Key View 4 - Looking northeast from Seeforever Drive toward northern portion of Project site (Neighborhoods 2, 3, and 4)**





Santa Fe Valley, California

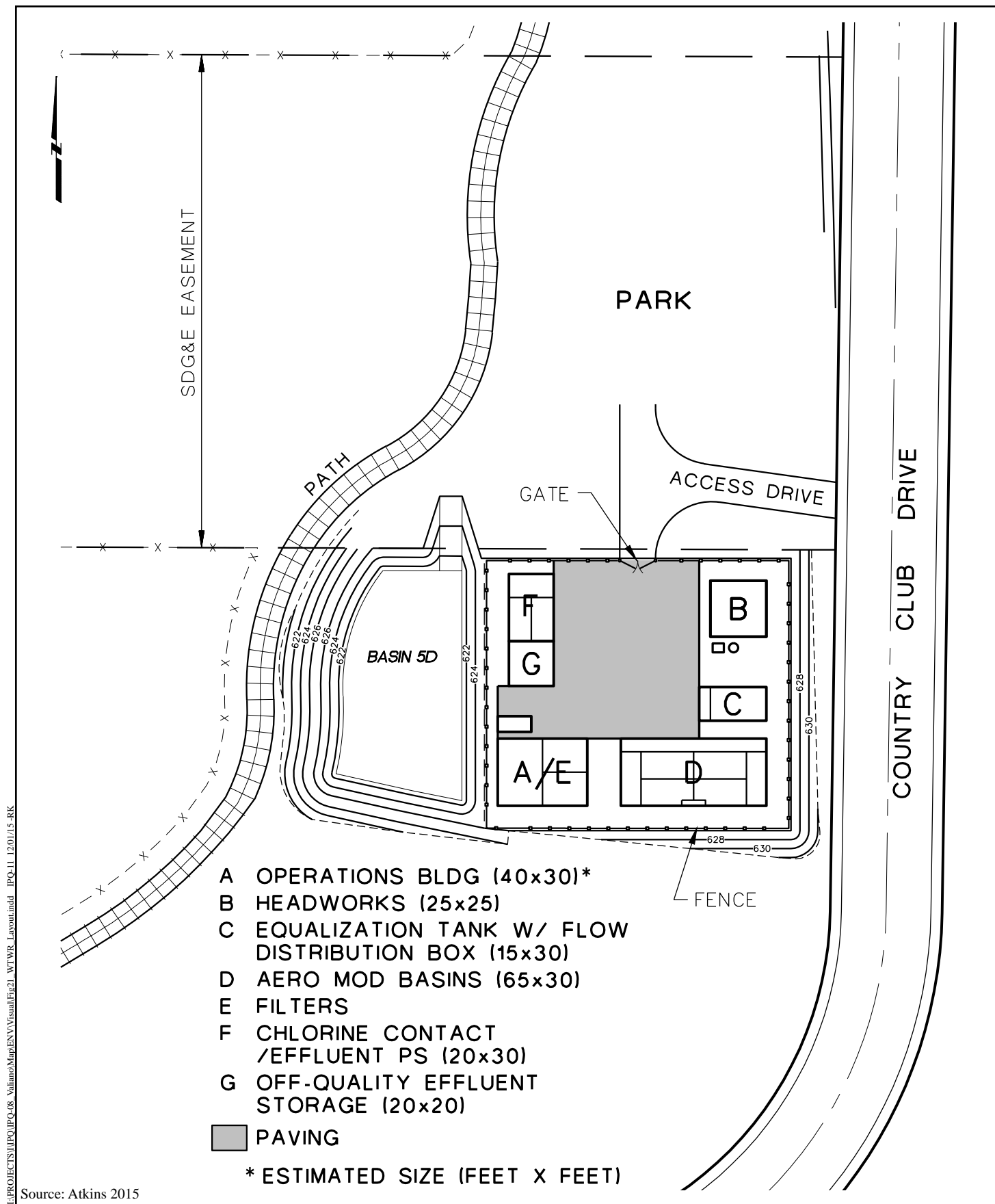


Wymberly Woods, Indiana

## Typicals for WTWRF

VALIANO

Figure 20



## Wastewater Treatment and Water Reclamation Facility Layout

VALIANO

Figure 21





Note: Vegetation depicted on this simulation reflects five years following installation.

**Photosimulation A - Looking west from Country Club Drive toward northern portion of Project site (Neighborhood 4)**



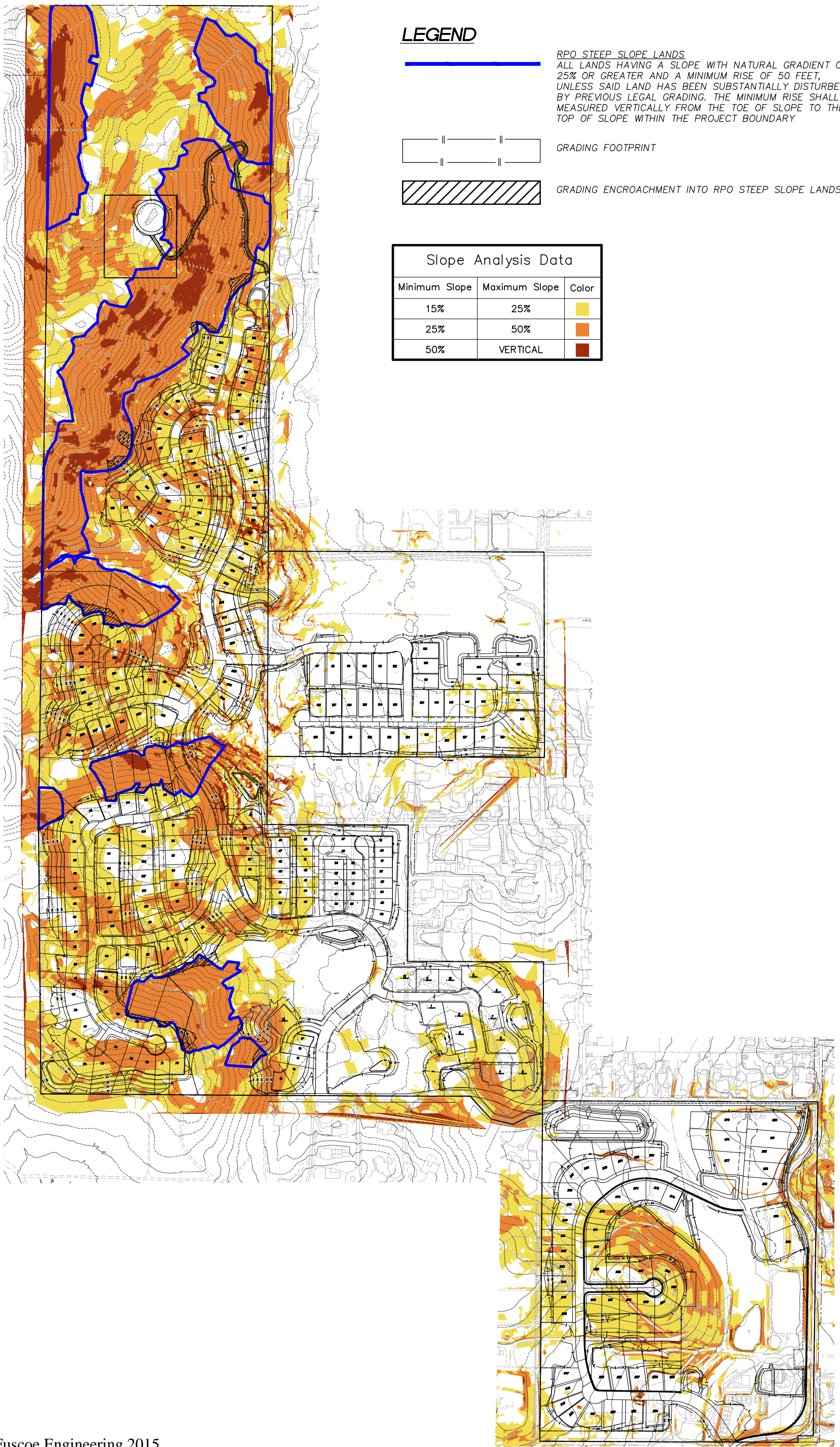
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Note: Vegetation depicted on this simulation reflects five years following installation.

**Photosimulation B - Looking southwest from Country Club Drive toward southeastern corner of Project site (Neighborhood 5)**





Source: Fuscoe Engineering 2015

Site Topography/Slope Analysis

VALIANO





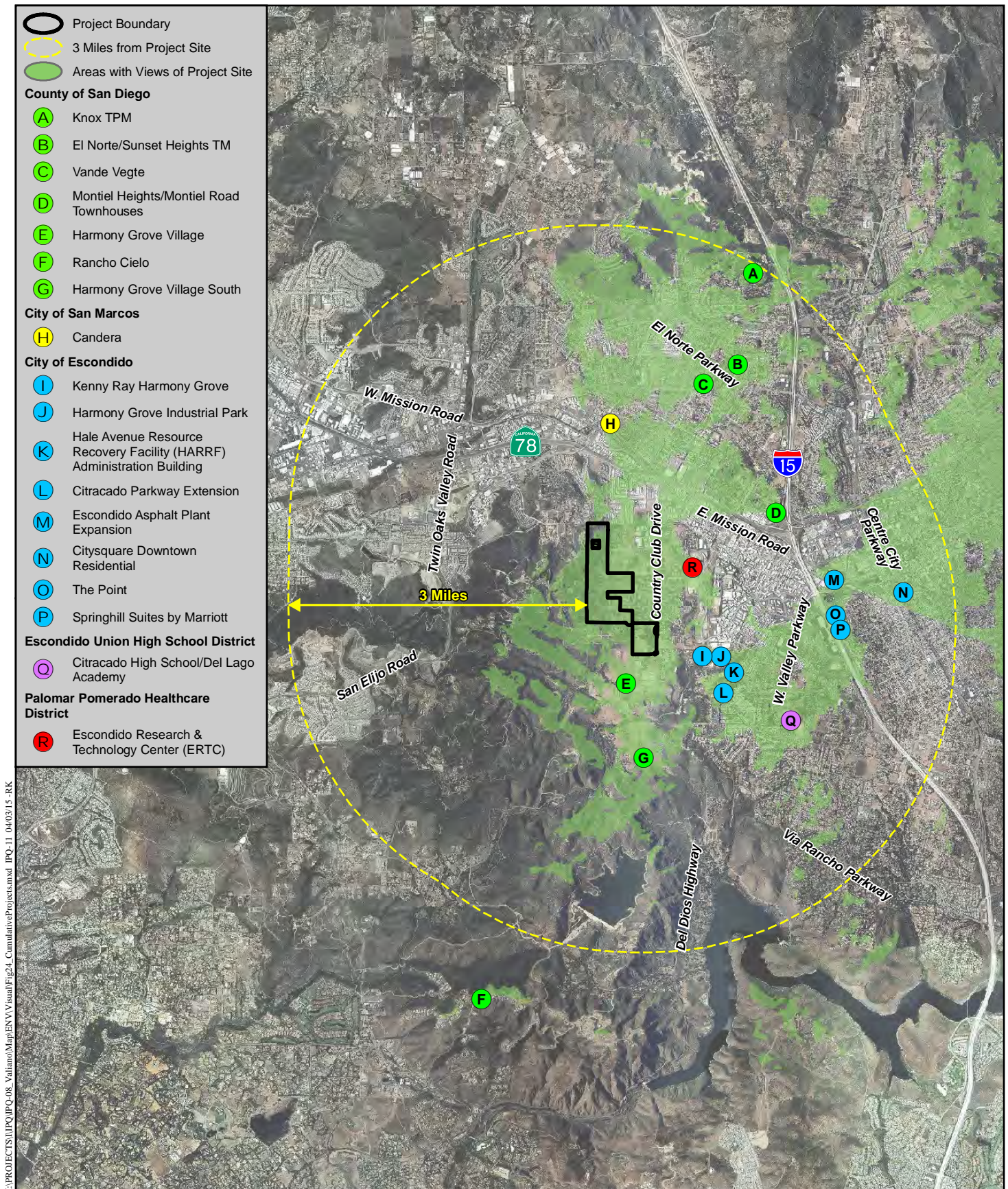
Source: Fuscoe Engineering 2015

## Maximum Slope Heights

VALIANO

Figure 23b





**Cumulative Projects for Visual Analysis**

VALIANO

Figure 24



A blue decorative shape in the top right corner, consisting of a rectangle with a curved left edge tapering to a point.

## 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>		
<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.	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.	Yes
<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.)	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.	Yes
<b>General Plan Conservation and Open Space Element</b>		
<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.	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.	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>