

**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

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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

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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

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<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

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<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

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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

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<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

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<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