

**ATTACHMENT C – A RESOLUTION OF
THE SAN DIEGO COUNTY BOARD OF
SUPERVISORS APPROVING SPECIFIC
PLAN AMENDMENT
SPA-25-001
(Harmony Grove Village Specific Plan)**

Resolution No.:

Meeting Date: April 22, 2026

**A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS
APPROVING SPECIFIC PLAN AMENDMENT SPA-25-001 (Harmony Grove Village
Specific Plan)**

ON MOTION of Supervisor __, seconded by Supervisor __, the following Resolution is adopted:

WHEREAS, a Specific Plan known as the Harmony Grove Village Specific Plan (SP-04-003), having been prepared by Rick Engineering Company for an area comprising a total of 468 acres located in the San Dieguito Community Plan Area was adopted by Resolution of the Board on February 7, 2007; and

WHEREAS, H Grove NK Investors by NUWI Capital, Inc. (hereinafter referred to as "applicant"), submitted an amendment to the Harmony Grove Village Specific Plan (SPA-04-003) on April 14, 2025, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of approximately 2.9 acres located in Planning Area 1 of the Harmony Grove Village Specific Plan; and

WHEREAS, said Specific Plan Amendment is based upon the San Dieguito Community Plan and Elfin Forest and Harmony Grove Subarea Plan which designates the site as Planning Area 1 (Village Center), and provides for guidelines for developing the Specific Plan within the Community Plan text; and

WHEREAS, the applicant has stated the intent of said Amendment to change the Harmony Grove Village Specific Plan as follows:

1. Subdivide approximately 2.9 acres of land into 28 lots, including 27 residential live/work units and includes existing historic Johnson/Ward House. (TM-5660)
2. Amend the existing Specific Plan language to formally replace the planned office/retail space with additional live/work residences, as indicated as an alternative for the site in the original Specific Plan for Harmony Grove Village.
3. Amend and remove the existing footnote in Table 7, Land Use Acreage, and update associated tables, figures, and narrative sections of both the Harmony Grove Village Specific Plan and the Elfin Forest & Harmony Grove Subarea Plan, as needed, to reflect the revised land use designations and development parameters.

4. Provide all typical and necessary public services and facilities in such a manner that will not create a financial obligation on the County or other public agency.

WHEREAS, implementation of said Specific Plan Amendment will occur in concurrent application(s) for Tentative Map (TM-5660); Major Use Permit Modification (MUP-04-012W1); Site Plan Permit (STP-24-007); and

WHEREAS, pursuant to Section 65090, et seq. of the Government Code, the Planning Commission on January 9, 2026, conducted a duly advertised hearing on said Specific Plan Amendment and by a vote of 5-0-2-0-0 recommended that the Board of Supervisors approve the Harmony Grove Village Specific Plan Amendment because it is consistent with the General Plan, San Dieguito Community Plan, and the Elfin Forest and Harmony Grove Subarea Plan; and

WHEREAS, Pursuant to Section 65355 of the Government Code, the Board of Supervisors on April 22, 2026, conducted a duly advertised public hearing on said Specific Plan Amendment and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

WHEREAS, on April 22, 2026, the Board of Supervisors has made findings pursuant to Attachment A, Environmental Findings, of the Board of Supervisors Planning Report for the project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Harmony Grove Village Specific Plan Amendment (SPA-25-001) is consistent with the San Diego County General Plan, the San Dieguito Community Plan, and the Elfin Forest and Harmony Grove Subarea Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Harmony Grove Village Specific Plan Amendment as SPA-25-001, consisting of the redlined copy of the Harmony Grove Village Specific Plan, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (SPA-25-001) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's amended Specific Plan text and none of the requirements included within this Resolution shall be deemed as

exempting any permit filed pursuant to this Specific Plan Amendment from that review process and those conditions and requirements normally applied to such permit applications.

2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the amended Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.
3. Except to the extent they do not apply to the Specific Plan Amendment or have been altered or superseded to conform to the Specific Plan Amendment, the mitigation measures and the project design features described in the Addendum to the previously certified Environmental Impact Report for the Harmony Grove Village Specific Plan Project for purposes of consideration of PDS2024-STP-24-007, PDS2025-TM-5660, PDS2025-GPA-25-006, PDS2025-SPA-25-001, PDS2025-MUP-04-012W1 (PDS2024-ER-17-08-003A) dated October 16, 2025 are hereby made requirements for the Specific Plan Amendment (SPA-25-001) and shall be made conditions of subsequent development permits and approvals where applicable.
4. All permits (e.g. Tentative Map, Major Use Permit Modification, and Site Plan) requested within the Specific Plan Amendment shall be consistent with the conceptual figures, plans, design guidelines, and standards identified in the Specific Plan Amendment. Any deviation from the figures, plans, design guidelines, or standards, shall require prior written approval from Planning & Development Services or the applicable decision-making authority.
5. All permits (e.g. Tentative Map, Major Use Permit Modification, and Site Plan) requested within the Specific Plan Amendment shall require the construction of all necessary service infrastructure (e.g., buildings for commercial services and buildings for institutional uses) concurrently with the development of the particular phase to which the Tentative Map and Site Plan applies, to the satisfaction of Planning & Development Services.

BE IT FURTHER RESOLVED that all references within this Resolution to “applicant”, “developer”, or “subdivider” shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Harmony Grove Village Specific Plan Amendment (SPA-25-

01) , on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every

twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order Additional studies and other action may be needed to comply with future MS4 Permits.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill pursuant to Section 87.201 of the County Code.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit for any and all work within the County road right-of-way. Contact DPW/PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of DPW.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance.

NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [PDS, FEE] designator. The fee will not apply to subsequent project approvals

ATTACHMENT C

that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

APPROVED AS TO FORM AND LEGALITY

Damon M. Brown County Counsel

BY: Justin Crumley, Supervising Deputy County Counsel

**EXHIBIT B – Amendment to the
Harmony Grove Village Specific Plan**

HARMONY GROVE VILLAGE

DRAFT
SPECIFIC PLAN
and
GENERAL PLAN AMENDMENT
GPA 25-006/SP 25-001

Submitted to

County of San Diego
Department of Planning and Land Use

Submitted by

H Grove NK Investors, LLC

April 2026

HARMONY GROVE VILLAGE

SPECIFIC PLAN and GENERAL PLAN AMENDMENT

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I

I. OVERVIEW

A. INTENT AND PURPOSE

This specific plan proposes to amend the San Diego County General Plan and the North County Metropolitan Subregional Plan.

The Harmony Grove Village Specific Plan/General Plan Amendment establishes uses and guidelines for a comprehensive, sensitively-designed, master planned community within the County of San Diego.

Section 65450 of the California Government Code grants local planning agencies the authority to prepare a specific plan of development for any area covered by a General Plan, for the purpose of establishing systematic methods for implementation of the agency's General Plan. A specific plan concentrates on the individual development issues of a particular project. It is explicit in nature and considers topography and environment; site design, layout, and visual appearance; and such project-wide concerns as on- and off-site circulation, and public facilities and services.

Specific Plans must be consistent with County-wide goals and objectives. In general, the specific plan provides a bridge between the General Plan and individual project submittals in a more area-specific manner than is possible with community-wide planning and zoning documents. The Harmony Grove Village Specific Plan/General Plan Amendment establishes planning principles in order to ensure that the development meets San Diego County General Plan goals, policies and objectives and implements the vision established for the community.

B. SPECIFIC PLAN

The implementation of the Harmony Grove Village Specific Plan will be based on planning principles summarized in the following three-tiered approach:

1. Comprehensive Regional Planning

The planning for Harmony Grove Village should be integrated with and directly assist in implementing the regional growth management plans and policies of the County of San Diego and SANDAG. The planning principles which guide development within the Harmony Grove Village Specific Plan/General Plan Amendment are consistent with accepted comprehensive regional planning efforts:

- Land use decisions should be made in the context of existing and approved land uses to broaden the range of available public facilities;

- The residential development program should contain a variety of unit types, densities, and prices so as to offer a broad range of for-sale housing opportunities; and
- The determination of areas for development and areas for conservation should be made in the context of ongoing regional habitat and open space programs.

2. Sub-Regional Planning

The planning for Harmony Grove Village should compliment the goals and policies set forth in the North County Metropolitan Subregional Plan. The principles guiding the Harmony Grove Village SP/GPA bridge the Regional and Neighborhood Planning principles in the following manner:

- The proposed project is planned as a logical extension of the Current Urban Development Area (CUDA) and is compatible with the existing character of the community.
- Land planning within the project site should be executed so as to bear minimal impact to significant, visible ridgelines per the Resource Protection Ordinance.
- Development within the project area should occur in an orderly fashion in support of the population growth called for in the North County Metropolitan Subregional Plan Goal 1.a & 1.b

3. Neighborhood Planning

The planning for the Harmony Grove Village SP/GPA should focus on the creation of interrelated residential neighborhoods each of which contain appropriate housing types. For neighborhood near mixed use areas, a walkable environment should be created to access local facilities and services.

Principles to guide neighborhood development are:

- Local facilities such as parks and open space should be proximate to neighborhood residents.
- Neighborhoods should be connected so as to allow access throughout the community. The neighborhood street system should balance the needs of vehicular travel with pedestrians and bicycles, be landscaped, and contribute to the character of the greater Harmony Grove community.

- Where possible, the street network should distribute traffic as it moves through neighborhoods so as to and reduce the number of cars on any particular street.
- Neighborhoods should contain a mix of residential unit types that vary in architectural style but which still display visual continuity.
- Most residential units should orient to a public street. Gated or private residential enclaves are to be minimized.

C. GENERAL PLAN AMENDMENT

To be consistent with Harmony Grove Village, two changes are proposed to the San Diego County General Plan/North County Metropolitan Subregional Plan.

1. Land Use Element

As of late 2004, the 468-acre Harmony Grove Village Specific Plan area appears in several different categories in the San Diego County General Plan/North County Metropolitan Subregional Plan. They are: Estate (17), Multiple Rural Use (18), Intensive Agriculture (19), and Impact Sensitive Area (24). A portion of the Impact Sensitive Area includes an Extractive Overlay (25).

The Land Use Element of the San Diego County General Plan/North County Metropolitan Subregional Plan should remove all of the above-noted designations. It should designate all of Harmony Grove Village as a Specific Plan Area (21) and redesignate as Current Urban Development Area (CUDA) all of Harmony Grove Village north of Escondido Creek. The area south of Escondido Creek would remain in the Environmentally Constrained Area (ECA) Regional Category.

2. Circulation Element

Three specific changes are proposed for the San Diego County General Plan Circulation Element in effect in August 2006. Those changes are expected to be:¹

- Harmony Grove Road/Elfin Forest Road from the City of Escondido boundary to the City of San Marcos boundary should be reclassified from a four-lane Collector to a two-lane Rural Light Collector

¹ As of August 2006, the County is continuing its evaluation of the General Plan Circulation Element. The final County Circulation Element may result in a variation of what is described here.

roadway.

- Country Club Drive between Citracado Parkway and Village Road should be reclassified from a four-lane Collector to a two-lane Rural Light Collector.
- A new roadway, to be called Village Road, should be identified between Country Club Drive and Harmony Grove Road and classified as a two-lane Rural Light Collector.

D. REGIONAL SETTING

From a regional topographic perspective, Harmony Grove Village lies on the eastern toe of Mt. Whitney in the San Marcos mountains, within the westernmost limits of the Escondido Valley.

Uses within this region are a mix of agricultural, suburban, and urban developments. Under these circumstances of mixed use, the biological setting is generally considered disturbed and comprised of ornamental and some surviving native species.

Harmony Grove Village sits entirely within the unincorporated portion of San Diego County, west of the City of Escondido and south of the City of San Marcos. It is approximately three miles southwest of the intersection of Interstate 15 and State Route 78.

The area to the west of the Harmony Grove Village site is predominantly open space and characterized by an expanse of hills. The Elfin Forest Preserve is located several miles to the southwest. East and north of the project site are several residential developments and industrial parks.

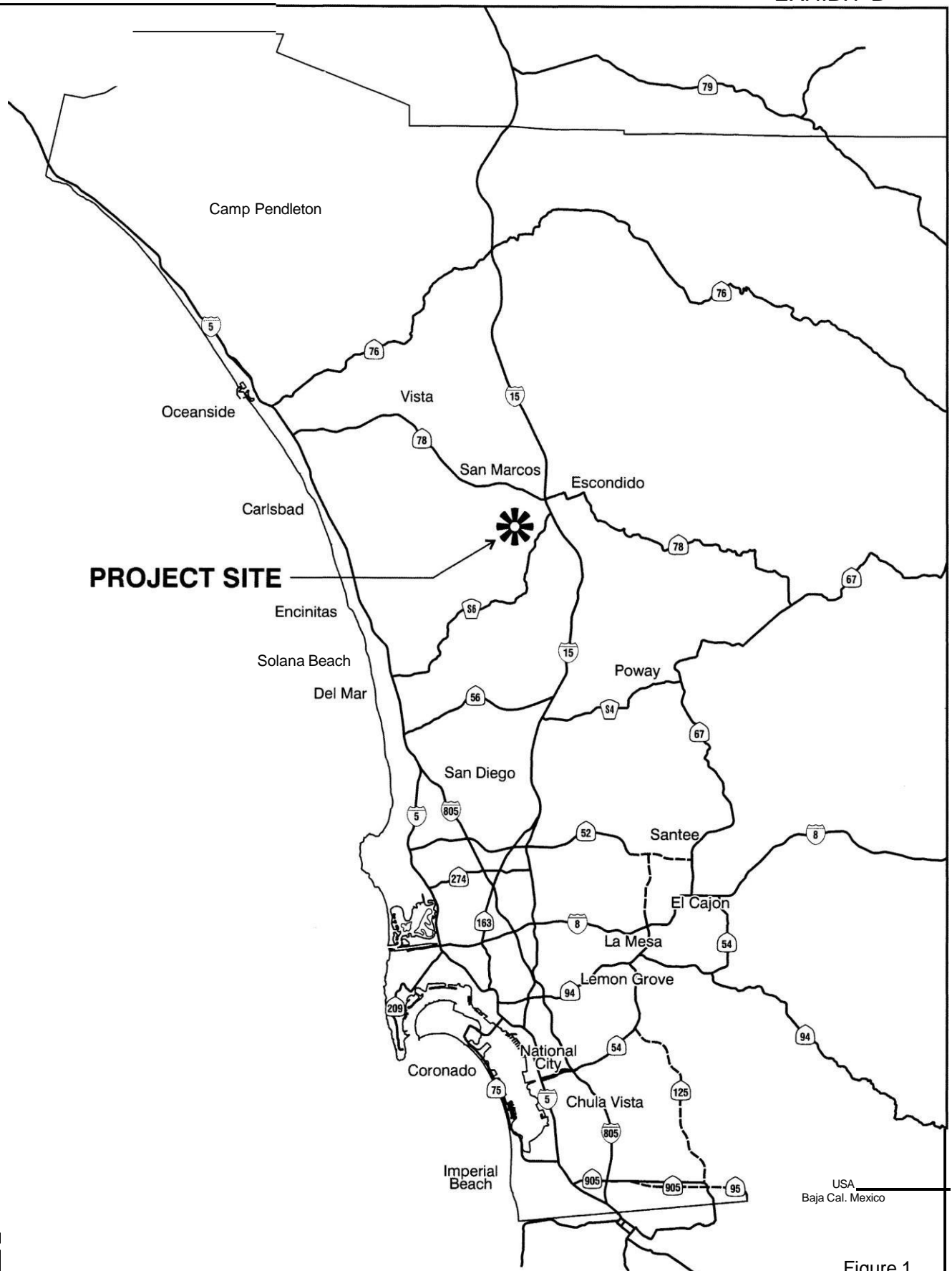
Traveling west from Escondido and south from San Marcos the landscape transitions from urban to rural in the immediate vicinity of Harmony Grove Village. Direct access to the area is via Harmony Grove Road and Country Club Drive.

In late 2004, access within the site was achieved through various unimproved roads which serve local agricultural operations.

E. LOCAL SETTING

Prior to its conversion to a residential community, the Harmony Grove Village project area supported two egg ranches, a dairy, avocado groves, citrus groves, an abandoned rock quarry, and scattered single-family residences.

PROJECT SITE



ffi
North
No Scale
07.18.06

Base Map by SANDAG

Figure 1
Regional Location Map
Harmony Grove Village

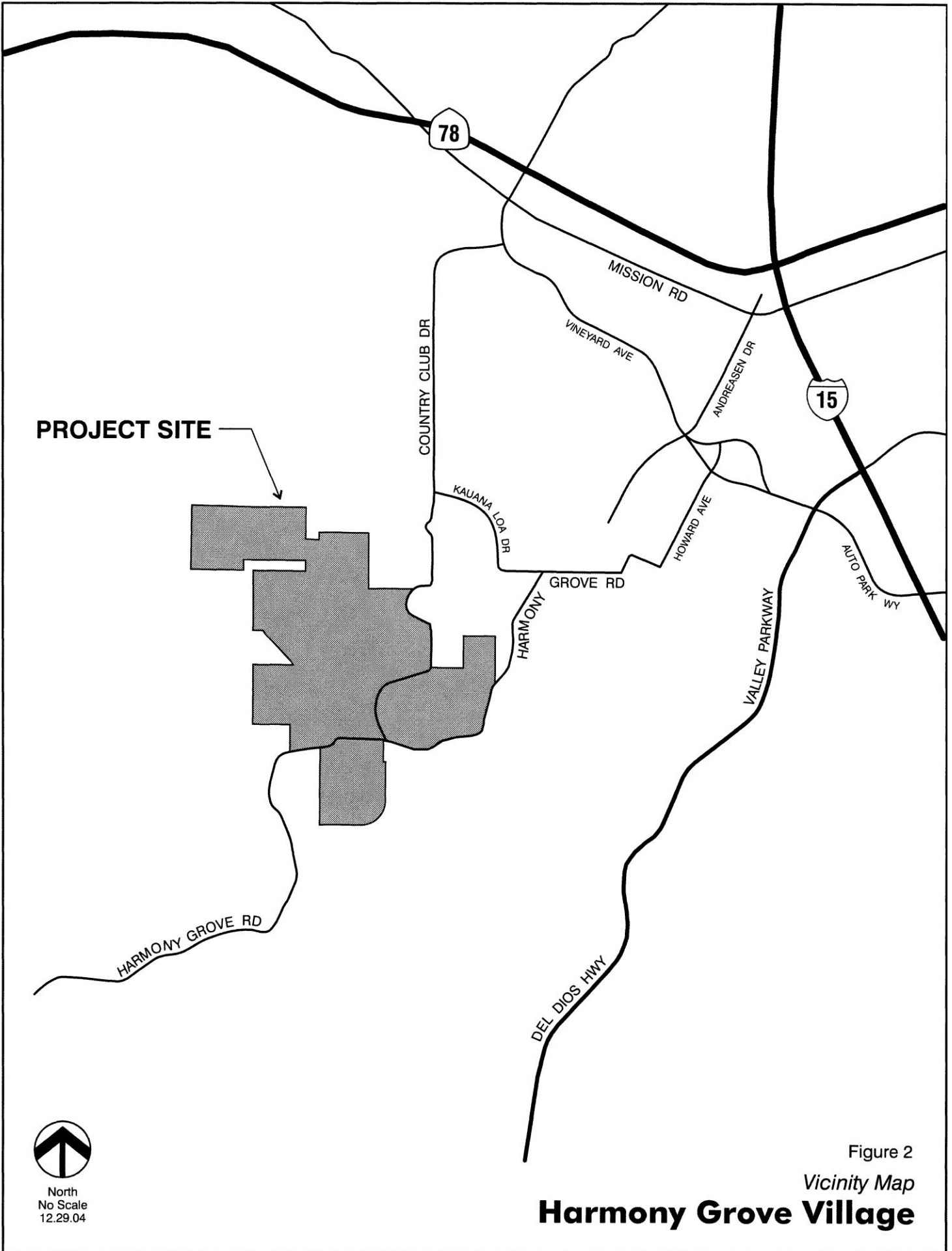


Figure 2
Vicinity Map

Harmony Grove Village

As of late 2004, the dairy, egg ranches, and avocado/citrus groves were active and producing. On-site structures included egg packing facilities, chicken houses, milk barns, residences, and various out-structures and sheds intended to support the dairy and egg ranching operations.

Several single family residences existed on parcels adjacent to the egg ranches and dairy.

Piles and areas of spread manure existed onsite and included a fertilizer processing operation. This material was processed and trucked offsite. Two ponds collected runoff from the dairy wash operations and were located near the central portion of the site. A larger pond that was likely built as a reservoir was located on the west-central portion of the site. All pond embankments were presumed to be composed of undocumented artificial fills.

F. PROJECT THEME AND CONCEPT

1. Overall Development Concept

Harmony Grove Village is designed to create community.

It is a rural residential village that blends with the local landscape and responds to the objectives of neighboring residents for a distinctive single family residential community surrounding a village center.

It provides a range of detached, market rate, for-sale housing opportunities to accommodate broad market needs. It offers homes for a range of family sizes and ages.

In its design, Harmony Grove Village recognizes a desire to live away from the rapid pulse of urban development, but also to be within a reasonable distance of urban amenities

At the heart of Harmony Grove Village is the Village Center, an area that brings together commercial, residential, recreational, and public uses. Employing a modified street grid pattern, the Village Center is the pedestrian-oriented, walkable core of the community. Here, residents can stroll for neighborhood shopping, gather for community events, or access community recreational opportunities.

As an overall theme, density and intensity of development generally diminish with distance from this mixed use core. The net result is a concentrated use pattern at the center and a sparse development pattern at the perimeter. This also provides horse keeping opportunities, especially at the low-density periphery. The outer edges of Harmony Grove Village

also feather seamlessly into the surrounding rural environment because of the density and/or the presence of open space.

2. Community Goals and Policies

Goal1 *Create a village community which offers a broad range of for-sale housing types, lifestyles and conveniences.*

- Policy 1.0 Designate land use with in the specific plan that:
- 1.1 Provides a village core of public amenities, convenience retail and commercial uses;
 - 1.2 Designates an appropriate density that can support convenience retail and commercial uses; and
 - 1.3 Transitions development from the more intense land use in the village core to a more rural character at the project edges.

Goal2 *Create a built environment that is compatible with and sensitive to the existing topography and restores or rehabilitates degraded natural resources where feasible.*

- Policy 2.0 Establish and execute land planning elements that:
- 2.1 Enhances degraded watercourses;
 - 2.2 Minimizes encroachment on steep slopes; and
 - 2.3 Relates environmental characteristics and constraints to density patterns.

Goal3 *Create convenience retail/commercial amenities that offer opportunities for gathering and socializing.*

- Policy 3.0 Establish site planning that:
- 2.4 Creates a pedestrian orientation to and within neighborhood shopping areas;
 - 3.2 Designates an appropriate scale of commercial development; and
 - 3.3 Enhances the overall convenience of retail/commercial areas.

Goal4 ***Create a safe, convenient, efficient, and accessible multi-modal circulation system.***

- Policy 4.0 Establish road and multi-use trail standards that:
 - 4.1 Are appropriate to the local setting and desired community character;
 - 4.2 Assure safe and efficient movement of people and automobile;
 - 4.3 Link trails to the County trails system; and
 - 4.4 Mitigates and minimizes vehicular impacts on residential neighborhoods, environmentally sensitive areas, and scenic areas.

Goal5 ***Create for-sale housing that is consistent with community character and offers opportunities to a wide range of ages, income groups and lifestyles.***

- Policy 5.0 Provide a variety of densities by:
 - 5.1 Offering housing products that range in square footages and styles.

Goal6 ***Protect groundwater resources cultural and historical resources, natural floodplains, environmentally sensitive lands, natural resources, and air and water quality.***

- Policy 6.0 Land planning should attempt to:
 - 6.1 Preserve the on-site cultural and historic resources to the extent feasible;
 - 6.2 Establish and preserve open space in concert with ongoing County MSCP efforts; and
 - 6.3 Minimize impacts to floodplains in order to protect environmental resources.

G. LAND USE ACREAGE SUMMARY

Development on the 468-acre site will consist primarily of single family detached residential dwellings and an equestrian ranch. Horse keeping and equestrian facilities occur in areas outside the equestrian ranch, as do open space, and recreational facilities. ~~and a small commercial area.~~

TABLE 1: LAND USE ACREAGE (Areawide Summary)

Land Use	Estimated Acres	Percentage	Dwelling Units
Open Space/Recreation	189	40%	
Residential Development	177	38%	742
Streets	66	14%	
Equestrian Ranch	22	5%	
Institutional	12	3%	
Live/Work	2	<1%	27
TOTAL	468	100%	769

II. OPPORTUNITIES AND CONSTRAINTS

A. NATURAL SITE CHARACTERISTICS

1. Landform and Slope

Topographically, the Harmony Grove Village site is an irregularly-shaped parcel that includes a relatively flat valley floor flanked by more rugged terrain to the east and west. The adjacent hills have gentle-to-moderately steep slopes that typically vary between 5:1 and 2:1 (horizontal to vertical).²

Elevation change across the project ranges from approximately 570 feet above mean sea level (MSL) to approximately 800 feet above MSL.

The entire site lies within a relatively low relief tributary drainage that runs through the central portion of the project area and flows southerly to Escondido Creek. Escondido Creek crosses through the lower quarter of the project area in an east-to-west fashion. Natural drainage courses within the site have been modified as a result local agricultural operations and, as a result, surface flow has been redirected.

A slope analysis prepared for the site shows that more than half the site is at less than a 15 percent slope and almost three-quarters of the site is under 25 percent slope.

TABLE 2 - ONSITE SLOPE CONDITIONS

STEEPNESS OF SLOPE	ACRES	% BY STEEPNESS
0%- 15%	253	54
15%-25%	106	23
25%-50%	77	16
>50%	32	9
Total	468	100%

2. Biological Resources

² Pacific Soils Engineering, Inc, *Site Feasibility Study, Harmony Grove Project, County of San Diego, CA.*, November 6, 2003, p. 4.

The Harmony Grove Village project area lies outside the boundaries of the Multiple Species Conservation Program (MSCP) but within the boundary of the proposed North County segment of the MSCP.

Based on a report prepared by Helix Environmental Planning in June 2006, a majority of the site has been heavily disturbed by ongoing agricultural practices. Fifteen vegetation communities were identified on site, some of which have been disturbed, meaning that they contain non-native, weedy species. Some of these vegetation communities are considered sensitive by the County of San Diego and may be regulated by the California Department of Fish and Game (CDFG) and/or U.S. Army Corps of Engineers (ACOE).

For biological resource information, please refer to approved EIR section 3.1.3

a. Regulatory Context

Regulations that apply to the project are the federal Clean Water Act (CWA), federal and state Endangered Species Acts (ESA), California Fish and Game Code, Southern California Coastal Sage Scrub Natural Communities Conservation Planning (NCCP) Process Guidelines, California Environmental Quality Act (CEQA), and County Resources Protection Ordinance (RPO).

Portions of the area have high sensitivity and/or wetland classification. The vegetative communities on site which would pose constraints to development include riparian and freshwater marsh, coast live oak woodland, and Diegan coastal sage scrub.

The discharge of fill into Waters of the United States is regulated by ACOE under section 404 of the federal CWA. In addition, the California Regional Water Quality Control Board (RWQCB) requires Waiver or Certification under section 401 of the CWA. The waiver must be obtained before any impacts to ACOE jurisdictional areas occur.

In addition, the California Fish and Game Code requires a Streambed/Lake Alteration Agreement pertaining to impacts to rivers, streams or lakes from which plants or wildlife derive benefit. San Diego County's Resource Protection Ordinance (RPO) requires that impacts to wetlands occur only when all feasible means of avoiding impacts have been exhausted and that mitigation provide an equal or greater biological benefit.

³ The DEIR containing this information was issued in August 2006.

b. Development Planning

A significant resource to be avoided is Escondido Creek, which traverses the site from east to west in the southern portion of Harmony Grove Village. In addition, the drainages that support oak woodlands in the northwestern portions of the site should be avoided. Because of the heavily disturbed nature of the site and the lack of significant biological resources onsite, the focus should be on: protecting Escondido Creek and the oak woodlands; restoring the heavily degraded creeks on site; and mitigating upland impacts both through onsite preservation along the southwestern and southeastern project boundaries, and through appropriate offsite habitat acquisition.

Depending on the resource, biological buffers should be provided that range from 25' to 50'.

3. Cultural Resources

In 2004, the land was in use principally for agriculture, with extensive commercial operations associated with the agricultural activity.

A Cultural Resources Study, prepared by Consulting Archeologist Brian F. Smith in April of 2006, indicates that a single structure (Johnston/Ward House) was determined to have historical significance under CEQA, Section 15064.5. Mitigation will involve on-site relocation and reuse of the structure.

Potential impacts to other cultural resources based on offsite sewer and road improvements are analyzed in the EIR.⁴

⁴Please see DEIR issues August 2006, section 3.4.

B. PHYSICAL CHARACTERISTICS AND LAND USE

1. San Diego County General Plan

Under the San Diego County General Plan, in the Regional Land Use Element, the regional category for the project site is "Estate Development Area." That designation, as defined in the General Plan, is:

1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcels sizes of two to twenty acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

Where authorized, parcel sizes of two to twenty acres or larger will be permitted depending on the slope criteria in the underlying community or subregional plan land use designations.

Clustering will be permitted in any land use designation found compatible with the Estate Development Category; however, clustering may be limited by conditions stated in the community or subregional plan text and to appropriate areas designated on the community or subregional plan map. Clustering as used in this policy is a development technique in which buildings or lots are grouped or "clustered," through an on-site transfer of density, rather than distributed evenly throughout the project site as in a conventional subdivision. It is intended that smaller lots shall be clustered on the more level areas in compensation for larger lots on the steeper slopes. The total number of building lots or dwelling units in a cluster development shall not exceed the number which is allowed by the applicable land use designation and zoning.

Planned development, lot area averaging, and specific plan projects which utilize the clustering technique shall conform to the following standards, as well as to other applicable County regulations; except that specific plan projects that are located in the Specific Plan Area (21) land use designation and are 500 acres or greater in area are exempt from the standards. These standards shall apply to residential, commercial and industrial development.

At least 40% of the project is in a permanent open space easement

No more than one dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot in a cluster development.

The minimum parcel size of all parcels not served by sewers, or a package treatment plant, is at least one acre. However, in areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres.

The minimum parcel size of parcels served by sewers, or a package treatment plant, is one acre. However, where permitted by the applicable community or subregional plan a minimum parcel size of one-half acre may be allowed provided the resultant development can be found to be compatible with the surrounding area and does not exceed the overall density permitted by the existing land use designation and zoning. In areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres. Compatibility shall be based on uses, housing types, lot sizes, and any other relevant factors.

Where groundwater is the sole source of water supply, proof of a long-term groundwater supply is provided consistent with County Groundwater Policy 1-77.

The project would not have a more significant environmental effect than would an equivalent non-clustered development.

The project conforms to any additional criteria, standards or limitations which may be required by the applicable community or subregional plan.

San Diego County General Plan, Regional Land Use Element, pages 11-8, 11-9, Adopted January 3, 1979, Amended April 17, 2002, GPA 01-01

Under the proposal of the *Harmony Grove Village General Plan Amendment and Specific Plan*, the designation for the site would be changed to "Current Urban Development Area" or CUDA. As defined in the County General Plan:

1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

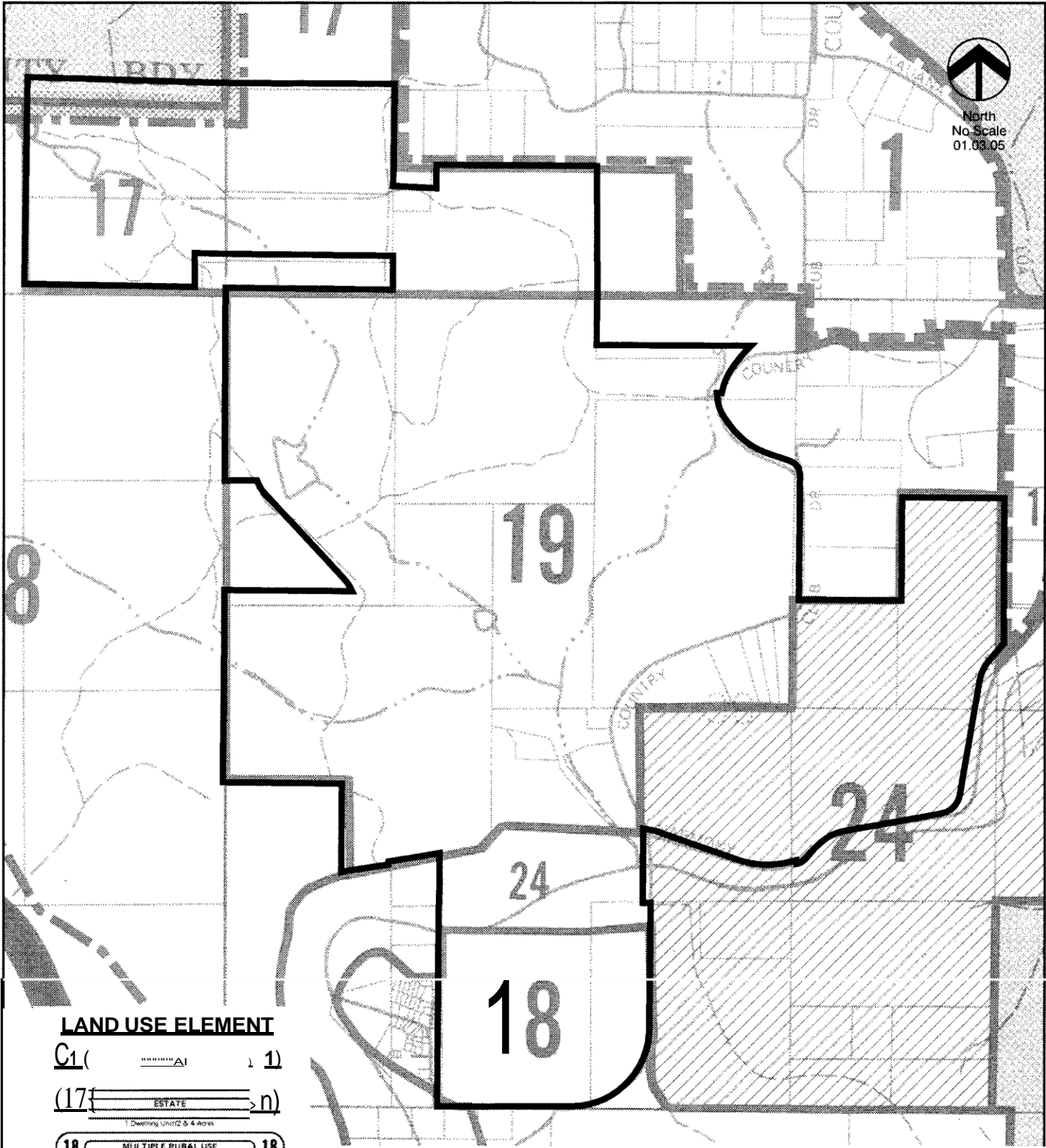
Commercial, industrial and residential uses and densities will be those permitted by the applicable land use designations on the community or subregional plan maps.

- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable land use designations depicted on the community or subregional plan maps.

On residential lands achievement of overall densities of at least four dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas).

- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

San Diego County General Plan, Regional Land Use Element, page 11-6, Adopted January 3, 1979, Amended April 17, 2002, GPA 01-01



LAND USE ELEMENT

C1 (AI) **1**

(17) ESTATE **n**

1. Cheering 1/4 of 2 & 4 Acres

18 **MULTIPLE RURAL USE** **18**

1. Elavone Unit 74, R. 20 Acres

(19) (TRISIVE AG-1cd1LTVRE) **19**

1. 1/4 P-3, 1/4 S54, 1/4 S1

(24) cn...smvuisM **24**

2/Ai Mx:ic SW

Figure 3

San Diego County General Plan 1990
Land Use Element

Harmony Grove Village

Source: County of San Diego

2. North County Metropolitan Subregional Plan

The Harmony Grove Village project site falls within the North County Metropolitan Subregional Plan area. That Plan shows Harmony Grove Village in several different land use categories:

TABLE 3: SAN DIEGO COUNTY LAND USE DESIGNATIONS

Adopted SD County General Plan (2004) Land Use Designations	Acreage	Percentage
17 -Estate 1 Dwelling Unit/2 & 4 Acres	91	19
18-Multiple Rural Use 1 Dwelling Unit/4, 8, & 20 Acres	35	8
19 - Intensive Agriculture 1 Dwelling Unit/2, 4, & 8 Acres	251	54
24 - Impact Sensitive Area 1 Dwelling Unit/4, 8, 20 Acres	19	4
24 - Impact Sensitive/Extractive 1 Dwelling Unit/20 Acres	72	15
Total	468	100%

The Impact Sensitive (24) designation is applied to Escondido Creek, which runs west to east through the southern portion of the site and separates the equestrian ranch from the balance of the project. The Impact Sensitive/Extractive (24) applies to a portion of the site designated for quarrying operations.

See Figure 3 for a graphic representation of the Harmony Grove Village project area boundary laid over the North County Metropolitan Subregional Plan map.

Under Policy 2 of *Part II Regional Land Use Element, San Diego County General Plan*,⁵ the average slope of an area is used to determine the allowable number of dwelling units per acre. See Table 4 for summary analysis.

⁵ Adopted January 3, 1979, Amended April 17, 2002

TABLE 4: DWELLING UNITS BASED ON SLOPE AVERAGE

2004 SD County General Plan Land Use Designations	Acreage	Average Slope	Yield (Dwelling Units)
17-Estate <25% slope = 0.5 du/ac	91	19%	45.5
18-Multiple Rural Use <25% slope = 0.25 du/ac	35	16%	8.75
19 - Intensive Agriculture <25% slope = 0.5 du/ac	251	14%	125.5
24 - Impact Sensitive Area <25% slope = 0.25 du/ac	19	9%	4.75
24 - Impact Sensitive/Extractive 25% - 50% slope= 0.125 du/ac	72	28%	9.0
Total	468		193.5

3. San Diego County Zoning Regulations

Prior to its conversion to Harmony Grove Village, the site was covered by three zoning designations.

Most of the project site was covered by the A-72 zone (General Agriculture). This zone is intended to create and preserve areas for the raising of crops and animals. This zone permits residential lots of a minimum of eight acres.

The northern portion of the site was covered by the A-70 zone (Limited Agriculture). This zone is similar to A-72 in that it is intended to create and preserve areas for agricultural crop production. Residential lots of a minimum of two acres are permitted in this zone.

A small portion of the site was covered by the S-82 zone (Extractive Use). This zone is intended to identify and create areas within the County where mining, quarrying, or oil extractive uses are permitted. Residential uses are not permitted in this zone.

Five different zones were applied to the site prior to the Harmony Grove Village development proposal and are shown on Figure 4. Under these five zone designations, up to 126 dwelling units were theoretically allowed on the site.

**TABLE 5:
DWELLING UNITS BASED ON 2004 ZONING**

2003 Zoning Box	Acreage	Dwelling Units per Acre	No of Units
1	91.3	0.5 du/ac	45.7
2	278.7	0.125 du/ac	34.8
3	35.3	0.125 du/ac	44.1
4	53.2		
5	9.5	0.125 du/ac	1.2
TOTAL	468		125.8

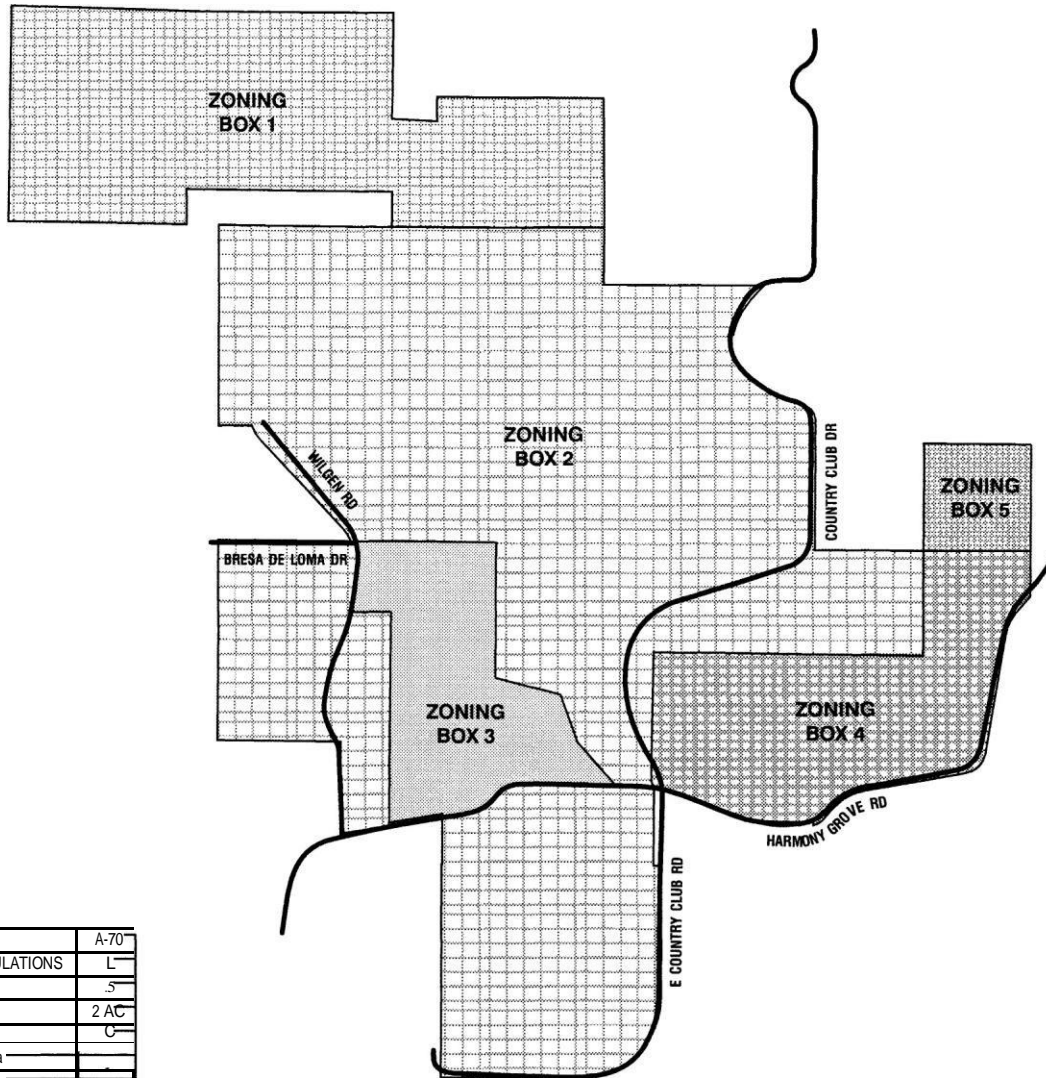
TABLE 6: ZONING PERCENTAGE BY LAND USE

2004 SD County Zoning Designations	Acreage	Percentage
A-70 - Limited Agriculture	100.8	22%
A-72 - General Agriculture	314.0	67%
S-82 - Extractive Use	53.2	11%
Total	468	100%

See Figure 4 for a graphic representation of the Harmony Grove Village project area boundary laid over the County zoning map.



North
No Scale
01.19.04



ZONING BOX 1

USE REGULATIONS	A-70
NEIGHBORHOOD REGULATIONS	L
Density	.5
Lot Size	2 AC
Building Type	C
Maximum Floor Area	
Floor Area Ratio	
Height	G
Coverage	
Setback	C
Open Space	
SPECIAL AREA REGULATIONS	

ZONING BOX 2

USE REGULATIONS	A-72
NEIGHBORHOOD REGULATIONS	N
Density	.125
Lot Size	B AC
Building Type	C
Maximum Floor Area	
Floor Area Ratio	
Height	G
Coverage	
Setback	C
Open Space	
SPECIAL AREA REGULATIONS	

ZONING BOX 3

USE REGULATIONS	A-72
NEIGHBORHOOD REGULATIONS	N
Density	.125
Lot Size	BAG
Building Type	C
Maximum Floor Area	
Floor Area Ratio	
Height	G
Coverage	
Setback	C
Open Space	
SPECIAL AREA REGULATIONS	A

ZONING BOX 4

USE REGULATIONS	S-B2
NEIGHBORHOOD REGULATIONS	T
Density	
Lot Size	
Building Type	W
Maximum Floor Area	
Floor Area Ratio	
Height	p
Coverage	
Setback	p
Open Space	
SPECIAL AREA REGULATIONS	

ZONING BOX 5

USE REGULATIONS	A-70
NEIGHBORHOOD REGULATIONS	L
Density	.125
Lot Size	BAG
Building Type	C
Maximum Floor Area	
Floor Area Ratio	
Height	G
Coverage	
Setback	C
Open Space	
SPECIAL AREA REGULATIONS	

Figure 4

2004 San Diego County Zoning
Harmony Grove Village

Source: County of San Diego

II. SPECIFIC PLAN

A. HARMONY GROVE VILLAGE LAND USE PLAN

1. Overview

Approximately 468 acres of Harmony Grove Village will be transformed into a rural-themed residential community with a small community/commercial core. Up to ~~769~~742 single-family homes will be created representing a range of housing types. Although the number of units per acre will vary among different neighborhoods, overall gross density within the Harmony Grove Village planning area will not exceed 1.6 dwelling units per gross acre.

Harmony Grove Village will blend with the local topography and respond to the objectives of area residents for a distinctive single family residential community with a range of housing opportunities. It will provide homes for a range of family sizes and ages. Horse keeping opportunities, parks, pedestrian linkages, recreational facilities, and a non-motorized multi-use trail system are integrated into the community. While most structures in the community will be one and two stories, some residences may include a third story element.⁶

The heart of the community will be a small walkable village core with public areas, community facilities, commercial uses, residences, and recreational opportunities. As a general rule, homes and lots will be smaller near the core and grow progressively larger the more distant they are from the core area. At the perimeter of Harmony Grove Village, some individual lots will exceed two acres in size.

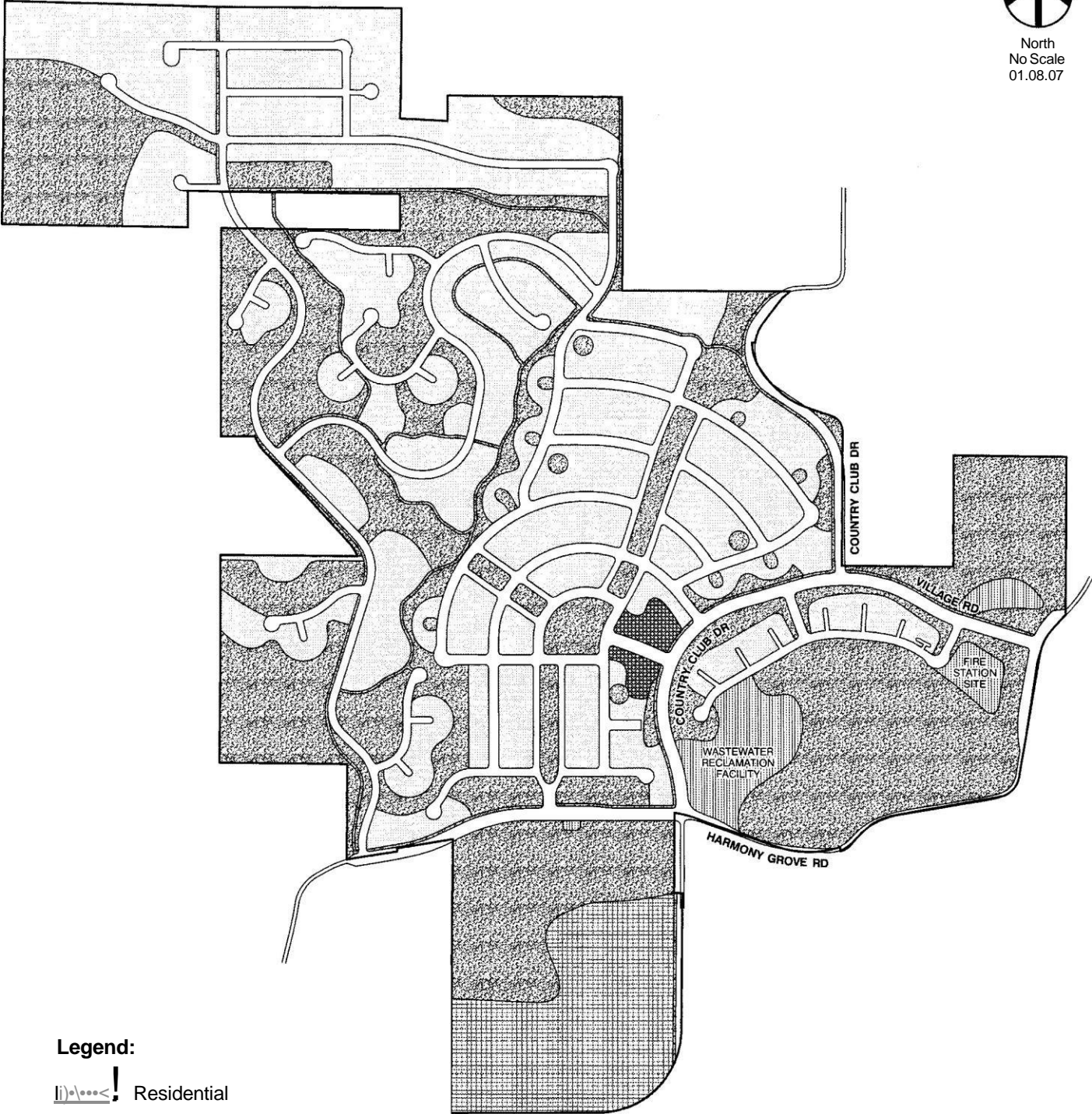
All of Harmony Grove Village will be linked by public streets and a multi-use trail system that accommodates people, and non-motorized bikes. Many residents will have horse keeping opportunities since horse keeping is permitted on all residential lots greater than one-third acre. As well, residents with lots smaller than one-third acre can use common horse keeping facilities planned for the project. Two rehabilitated creeks and a greenbelt system will run through the planning area, and local parks will provide gathering points for residents.

For descriptive purposes, Harmony Grove Village is divided into four Planning Areas ranging in size from approximately 35 acres to slightly over 200 acres. Each Planning Area reflects similarity in housing type, topographic setting, and/or use. When possible, roads have been used to articulate the edges of individual Planning Areas.

⁶ Third story elements are permitted so long as they do not exceed 50% coverage of the foot print of the structure, while meeting all other applicable regulations.




North
No Scale
01.08.07




Legend:

 Residential

- Commercial

 Institutional

 Equestrian/Limited Residential


 Park/Recreation/Open Space

Figure 5

Proposed Land Use Plan

Harmony Grove Village

TABLE 7: LAND USE ACREAGE (Areawide Breakout)

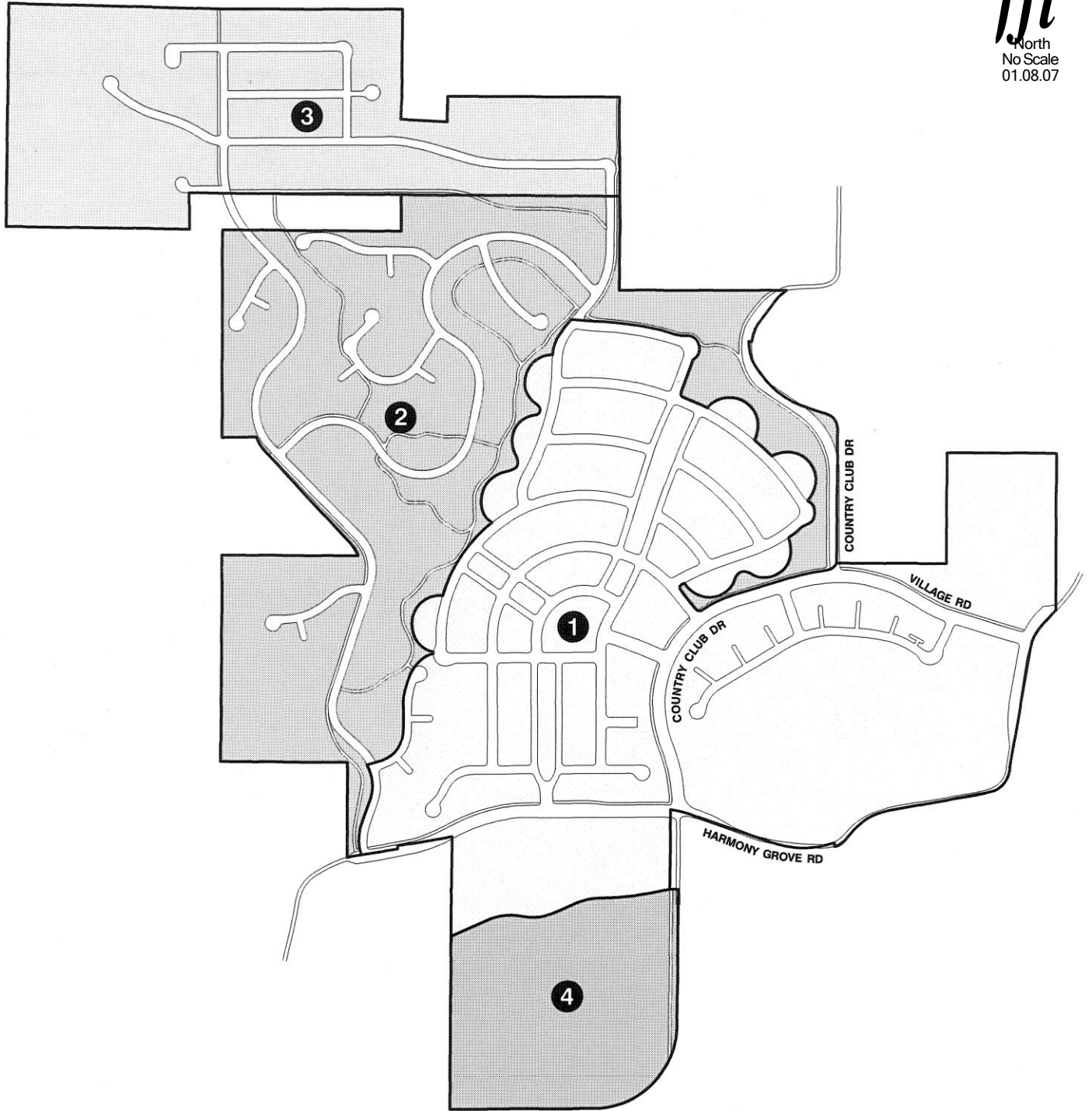
Land Use	Estimated Acres	Percentage	Dwelling Units
<u>Residential Development</u>			
Single Family	176		769
<i>Residential Subtotal</i>	<i>176</i>	<i>38%</i>	<i>769</i>
<u>Commercial Development</u>			
Live/Work	(2) ¹		(27)
<i>Commercial Use Subtotal</i>	<i>2</i>	<i><1%</i>	<i>(27)</i>
<u>Institutional Use</u>			
Fire Station	2		
Wastewater Reclamation Facility	9		
Institutional Use (church, club, etc)	1		
<i>Institutional Subtotal</i>	<i>12</i>	<i>3%</i>	
<u>Equestrian Use</u>			
Equestrian Ranch (Private)	22 ²		(3) ³
<i>Equestrian Use Subtotal</i>	<i>22</i>	<i>5%</i>	<i>(3)</i>
<u>Open Areas</u>			
Park, Recreation, & Open Space	189		
<i>Open Area Subtotal</i>	<i>189</i>	<i>40%</i>	
<u>Other</u>			
Public and Private Streets/Alleys	67		
<i>Other Subtotal</i>	<i>67</i>	<i>14%</i>	
TOTAL	468	100%	769

¹- The 2 acres occupied by the Live/Work units are not counted within the 176 residential acres, and the alternative 27 Live/Work units are counted in addition within the total 769 Single Family residences.

² - Planning Area 4, Equestrian Ranch, totals 36 acres: The "equestrian" use portion is 22 acres, the residential portion is 8 acres, and biological open space is 6 acres.

³- Within the Equestrian Ranch there will be three residential units, all of which are counted within the total 769 Single Family residences.

ffl
North
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01.08.07



Planning Area		Acres	Dwelling Units
Planning Area 1	Village Center	210	546
Planning Area 2	The Hillside	138	124
Planning Area 3	The Groves	84	95
Planning Area 4	Equestrian Ranch	36	4
Total		468	769

Figure 6
Planning Areas

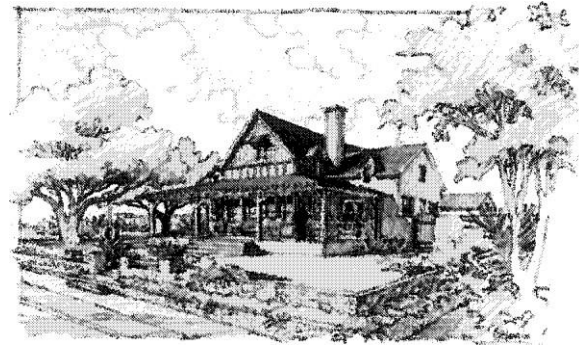
Harmony Grove Village

B. ARCHITECTURAL DESIGN

1. Theme and Concept

An overarching architectural theme will be applied within Harmony Grove Village. It is based on the Western Farmhouse/Cottage architecture tradition.

Rural in inspiration, Western Farmhouse/Cottage evokes Western charm in a quaint, casual, and comfortably utilitarian style. It is highly compatible with historic uses in the Harmony Grove Village area and consistent with the look and character of local area development within the late 20th century.



The Western Farmhouse/Cottage architectural theme will be applied to the community in variations that consider both location and housing type. At the higher density core of Harmony Grove Village, homes will be smaller and more cottage-like. Moving outward from the core, homes will grow progressively larger in scale and increasingly farmhouse-like in character. Often there will be an increase in the presence of thematic design elements correlating with the significance of a structure or setting.

Application of the Western Farmhouse/Cottage architectural theme will provide a consistent design thread throughout the project area.



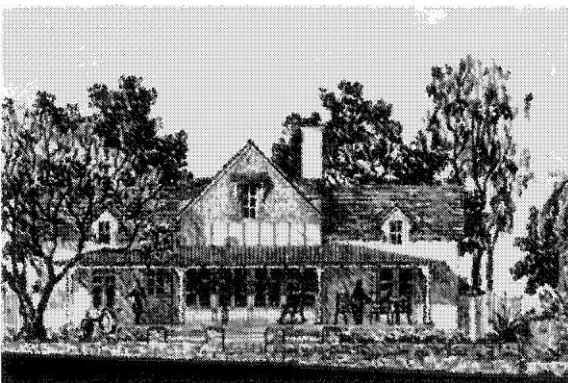
a. The Western Farmhouse / Cottage Style

Western Farmhouse/Cottage evolved as a style of home in the late 19th and early 20th centuries. It includes structures such as homesteads, four squares, cottages and farmhouses. The style emphasizes function and relies minimally on stylistic effects to define its character.



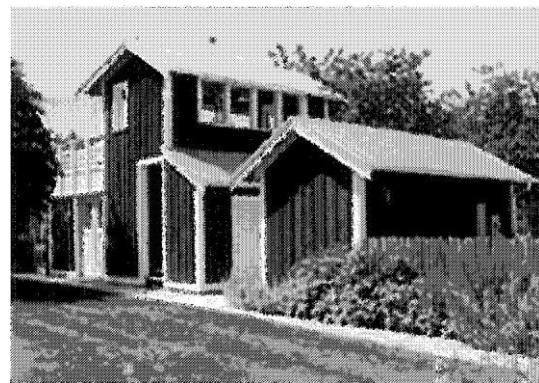
Typically manifest as one- and two-story dwellings, the Western Farmhouse/Cottage style borrowed design characteristics from Stick, Arts and Craft Bungalow, Colonial revival and various European Farmhouse architecture. Its strength comes from using simple massing and forms, as well as "ornamentation" that is primarily utilitarian rather than decorative.

Within the core of Harmony Grove Village, "cottage" exemplifies the key design characteristic. Smaller homes, primarily two-stories in height, are placed in close proximity to each other. Small one-story appendages are applied to these homes in the form of porches, bays, garages, etc., which serve to break down the scale of a structure as it moves to the street edge.



In other portions of the project area, homes occur on larger lots and grow increasingly rural in nature. It is here where the style evolves into the "farmhouse" category.

Larger homes are one- and two-story rambling compositions and increasingly more detailed. The French term *Ferme ornee* or "farm ornamented" best represents this architectural character. *Ferme ornee* describes a farm designed for both utility and beauty, where the buildings are treated decoratively and contribute a specific aesthetic within a landscape.

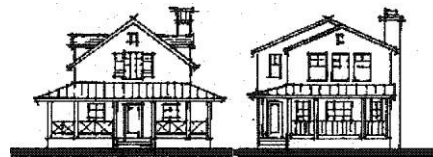
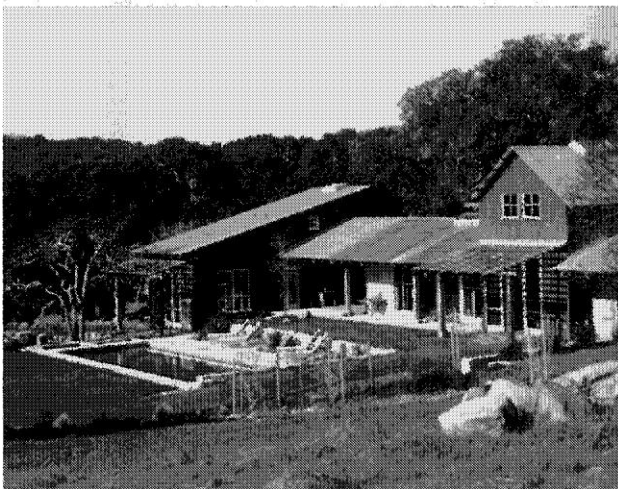


b. Design Characteristics

1. Massing, Scale, and Proportion can include:

- A "simple house" philosophy with forms consisting of a larger rectangular building core, with wings and ells projecting from the main structure in one-, two-, and three-story combinations.
- Varying building massing at the streets and along perimeter edges.
- Building articulation to create variety in massing.
- Balance massing, either symmetrically or asymmetrically.

Entry statements that are proportionate with the overall structure and it's neighborhood.



- Reduced impact of two-story structures at the front and rear by creating an articulated combination of vertical and horizontal elements and of massing, e.g., one-story porches and garages, bay projections, etc.
- Covered front porches that are predominantly one-story to reinforce pedestrian themes..
- Reduced presence of garages from the street scene by locating them on alleys, in cluster courtyards, etc., in several of the housing types.

A harmonious siting of the home or structure within its lot, neighborhood, village, etc., and within the surrounding landscape and adjacent structures.



2. Roof Forms can include:

- Strong varied roof forms - most often gabled or shed and occasionally hipped, and/or combinations of the three roof styles.
Generous eaves and overhangs that create shadows and add texture to the structure.
- Porches along front and rear facades, typically with a 3:12 roof breaking into the steeper main roof plane.
- Long horizontal gable roofs of 4:12 to 6:12 pitch.
Roofoverhangs of 12" to 24".



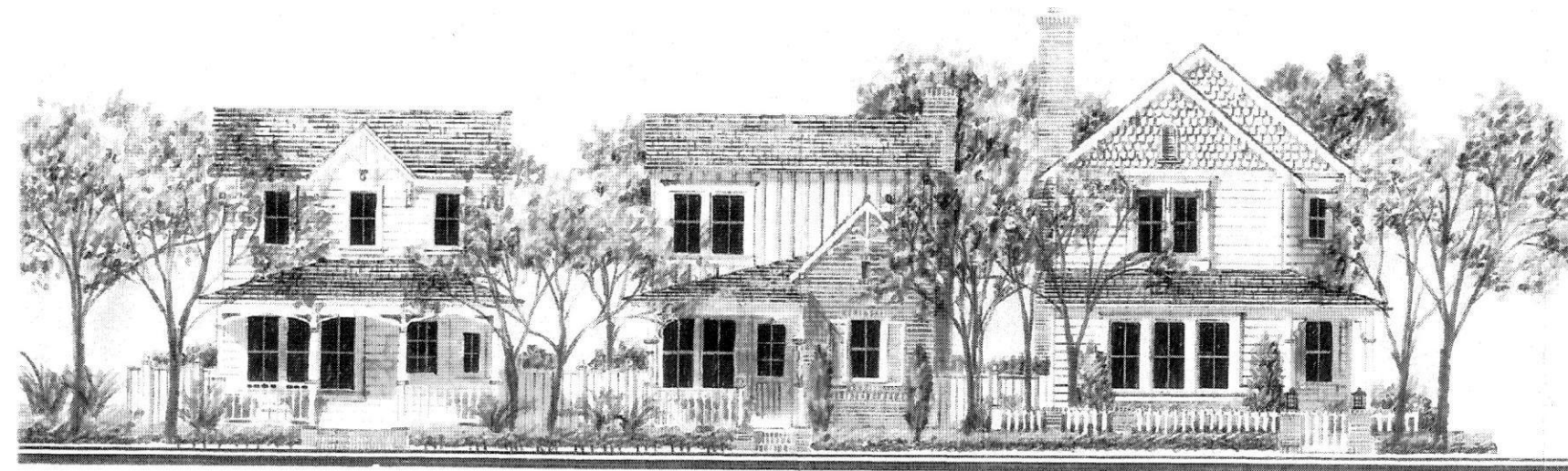
3. Elevation Character Patterns can include:

Cladding materials of stucco, board and batten, and horizontal siding.

Stone, brick or stucco for building plinth, wainscot and column base treatments is encouraged.

- Decorative shutters at windows with wood trim surrounds at prominent locations is encouraged.
- Simple column and railing detailing at porches and fencing.
- Simple wood gates.
Expose beams and rafters.
- Various exterior finish materials, including combinations of materials.
Quality architectural detailing, however simplistic in design.
- Detailing indicative of the selected architectural style.
Windows and doors positioned proportionately within the elevations in which they are applied.
- Strong use of color to create variety, authenticity and individuality.





2. Residential Designs

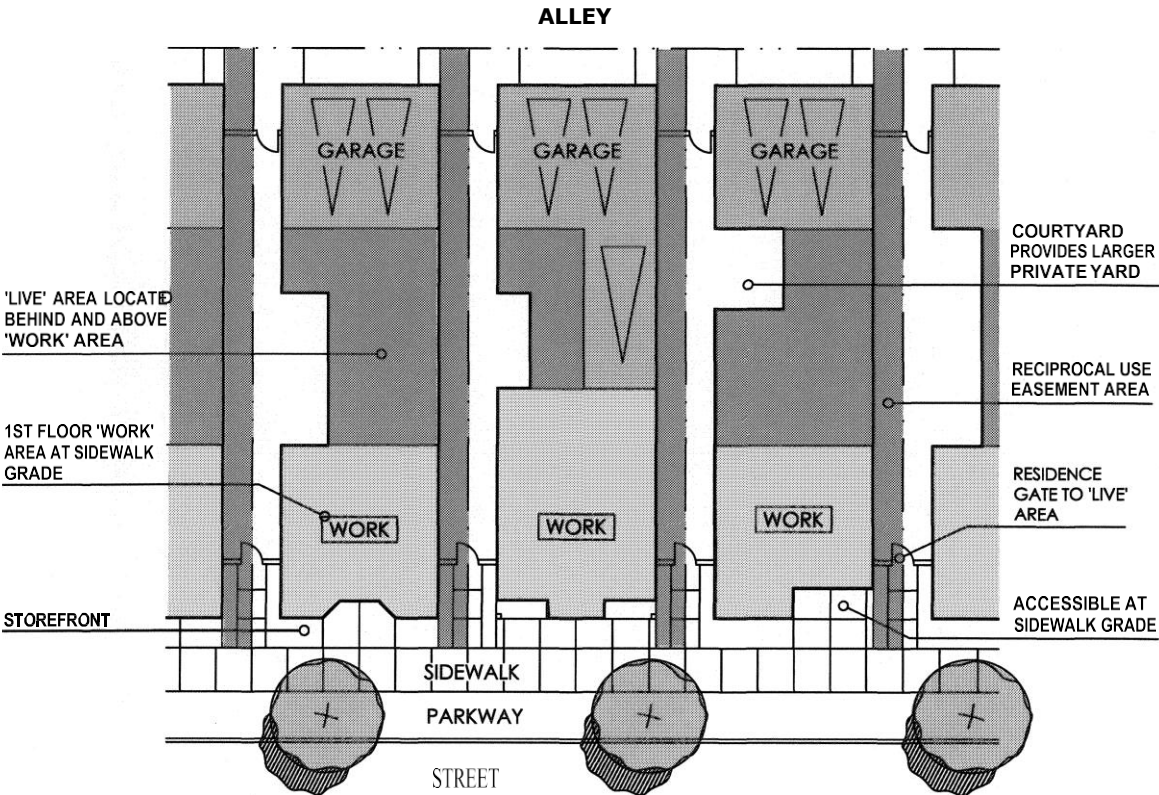
a. Live / Work

Typical lot size: 30' x 85'(Approx.)

These single family detached homes provide a flexible ground floor layout that can accommodate small-scale retail shops, office, studio or residential uses. Second and third floors provide living space. Live/Work homes are typically located in or adjacent to commercially-oriented areas.

The Live/Work home is influenced by the Cottage style and is intended to create a diverse and interesting street edge. The "work" portion of the home, located at the street edge, extrapolates architecture from a rural Western town setting. Homes are set back only a short distance from the back of sidewalk, allowing at-grade access to the commercial or retail space and a strong visual expression to the pedestrian. Narrow side yards reinforce the architectural edge at the street. Reciprocal use easements on adjacent structure side yards provide opportunity to create a separate entry to the residential portion of the homes and maximize usability of the side yard area with courtyards and landscape. Live/Work homes have attached garages, with on-street parking used for visitors and office/retail clients. Live/Work structures will be individual building type on either an individual lot or as condominiums on a larger lot.

A typical plotting schematic is provided below for illustration purposes only; actual specific design details will vary.



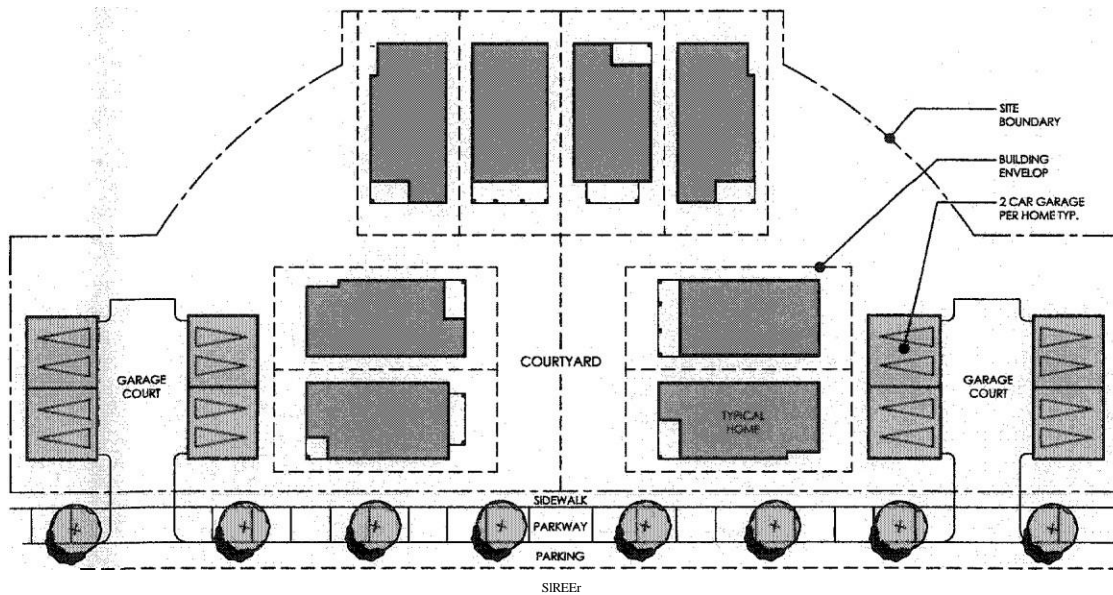
b. Village Courts

Typical Village Court 39,500 SF (Min.)

In a Village Court, eight modest-sized single-family detached homes are clustered around a central pedestrian court. Each of the eight building envelopes will be approximately 2,200 square feet in area, with the total site approximately one acre in size

These homes are moderate in size, rising no more than two stories in height, with simple rectilinear forms, accentuated with one-story shed or gable extensions. Front porches or deep entrance recesses create a definitive and desirable statement. Fences in the front yards intended to be a maximum of 3 1/2' high reinforce the notion of a community created by the courtyards. The architectural style will reflect a more authentic version of the Cottage style. Cars are to be parked in separate detached garages.

A typical plotting schematic is provided below for illustration purposes only; actual specific design details will vary.



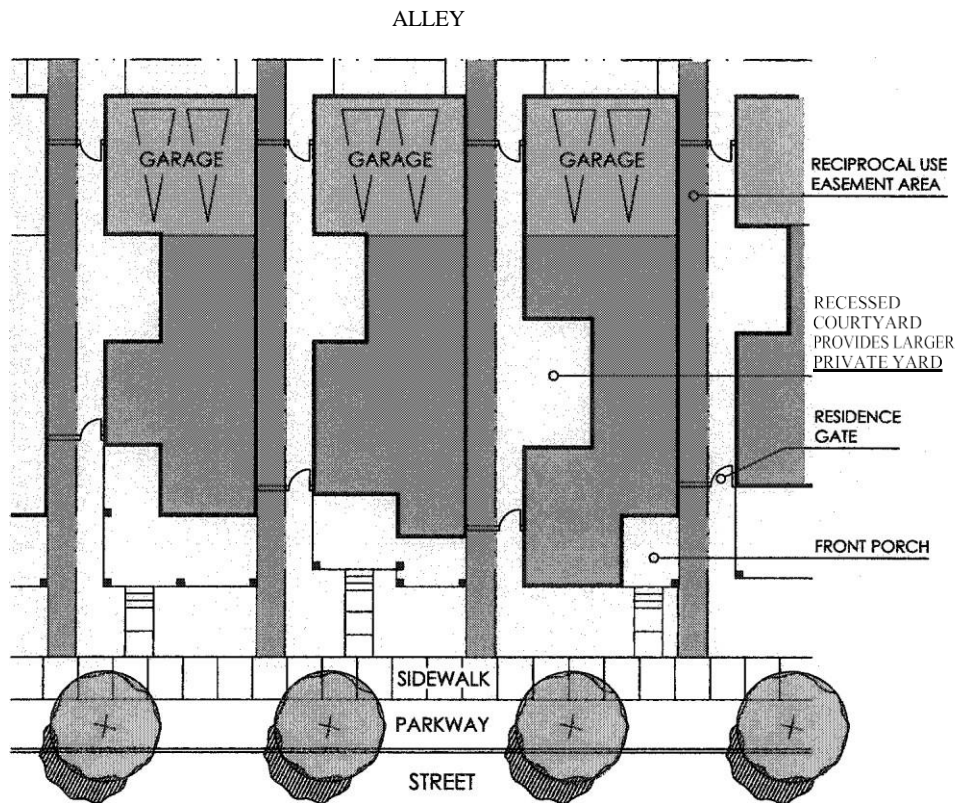
c. Village Cottages and Hillside Cottages

Typical lot size: 30' x 85'(Approx.)

These modest single-family detached homes are generally located in areas where they can create a strong architectural edge. Frequently Village Cottages and Hillside Cottages are located adjacent to important open spaces. To ensure a pedestrian friendly orientation and activate the street, many homes have generous front porches that can be either one- or two-stories in height; virtually all have two-car garages which are accessed from a rear lane.

Village Cottages and Hillside Cottages are further defined by having living space at the front of the house, at or near the front setback, as well as featuring window bays and articulated side yard facades that break-down the predominantly two-story massing. Homes are set close to one another and have shallow front yard setbacks to further reinforce their connection to the street. Some will have fences, while others not. Narrow side yards intensify the architectural edge, with the possibility of reciprocal use easements on adjacent side yards which can maximize usability. Homes are two and three stories in height.

A typical plotting schematic is provided below for illustration purposes only; actual specific design details will vary.



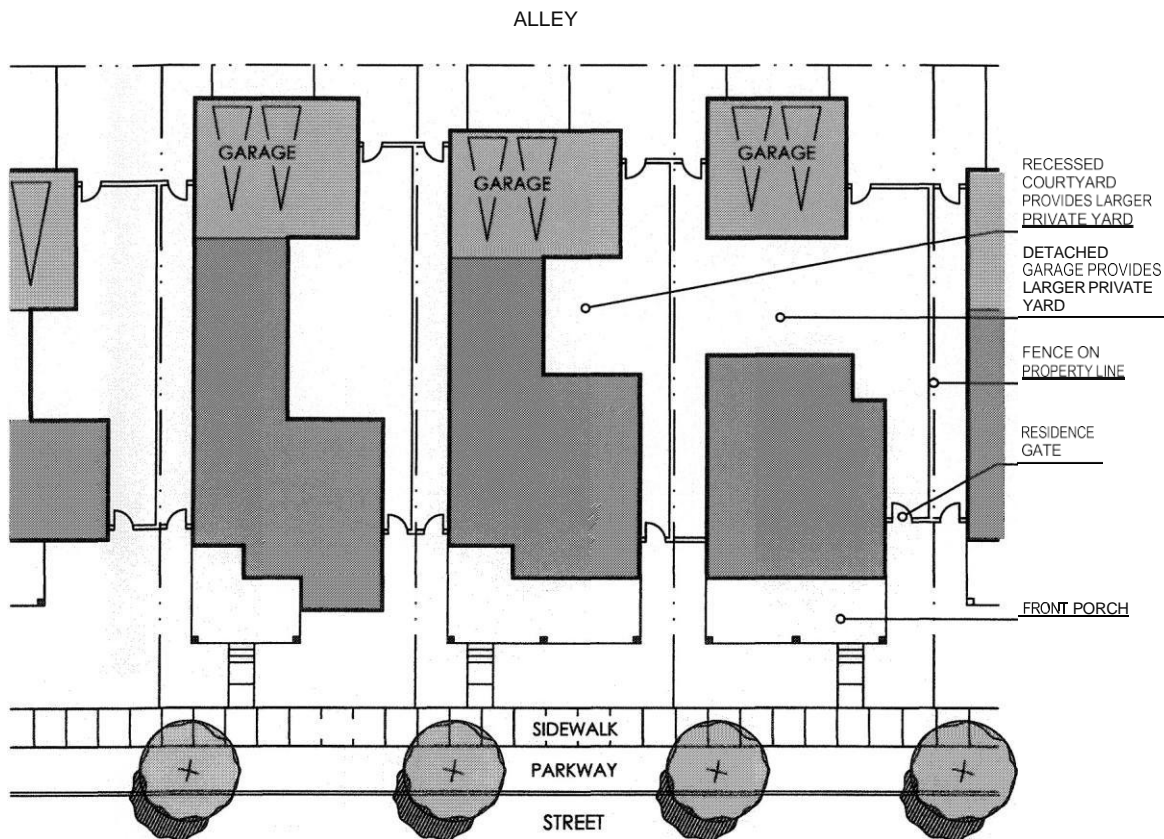
d. Village Bungalow

Typical lot size: 36' X 100' (Approx.)

Village Bungalows are similar to but larger than Village/Hillside Cottages. They are single family detached homes, generally one-and-a-half to two-stories in height with opportunity for three-story elements and generous one- and two-story front porches. They also have living space at the front of the house, window bays, ells, and articulated side yard facades that break-down the overall massing of the structure.

Because of the somewhat larger lot configurations available for these bungalows, there is an opportunity to design homes with a low profile appearance from the street, even though they may be two stories in height. Additionally, the lot size allows for varied front and rear yard setbacks creating an articulated street and alley edge. Side yard designs can provide courtyards of comfortable outdoor living space. Two and three car garages are located at the rear alley, with opportunities for a variety of connections: direct access, detached, or breezeway connected.

A typical plotting schematic is provided below for illustration purposes only; actual specific design details will vary.



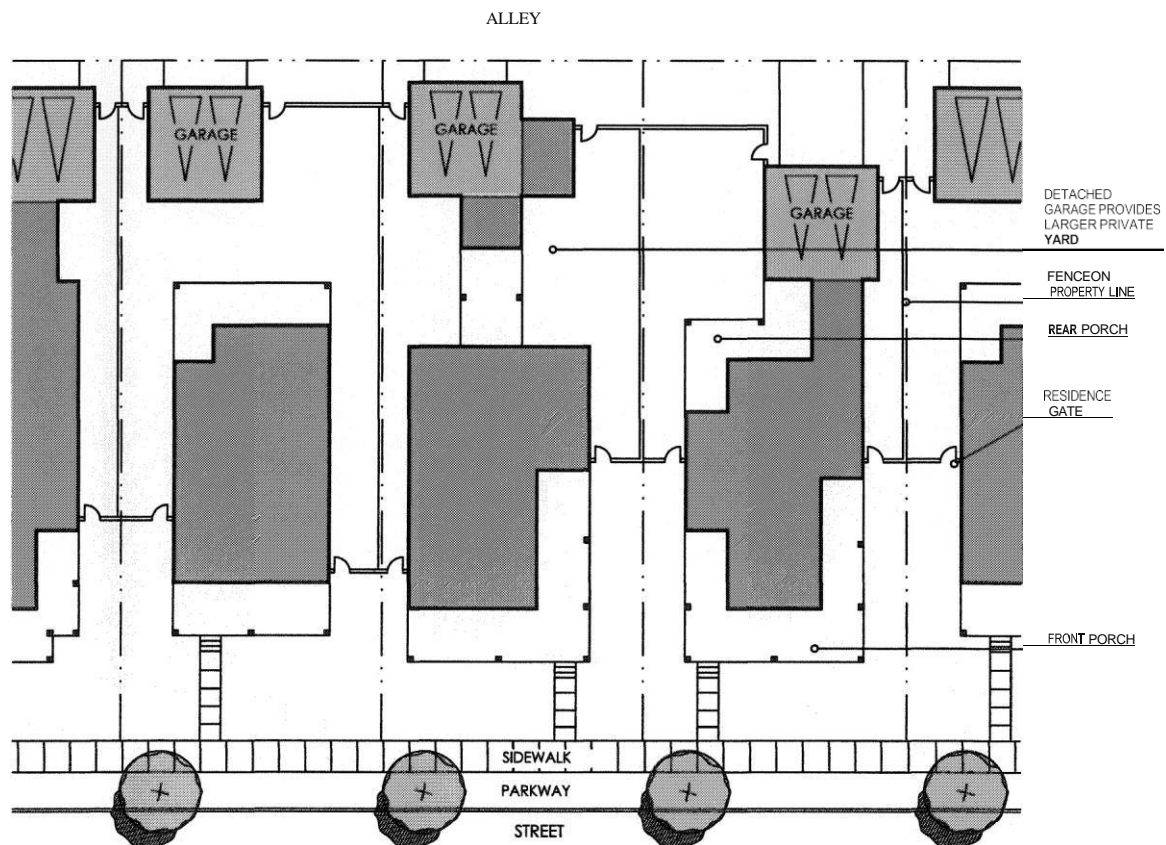
e. Village Homes

Typical lot size: 42' X 130' (Approx.)

Envisioned as the most substantial "in-town" residences, these single family detached homes are up to two-and-a-half stories in height and are characterized by architectural details borrowed from the early Cottage or Bungalow style homes. They are notable for covered porches, railings, gables and cross-gable roof lines, and clapboard and/or board-on-batten siding. The architectural style for these homes relies heavily on the Stick style of design that avoids all but the simplest ornamentation and emphasizes subtlety of detailing.

The larger lots associated with Village Homes allow for varied front and rear yard setbacks, thereby creating an articulated street and lane edge. Private yard areas provide courtyards that will create comfortable outdoor living space. Two and three car garages are located at the rear lane, with opportunities for a variety of connections: direct access, detached, or breezeway connected.

A typical plotting schematic is provided below for illustration purposes only; actual specific design details will vary.



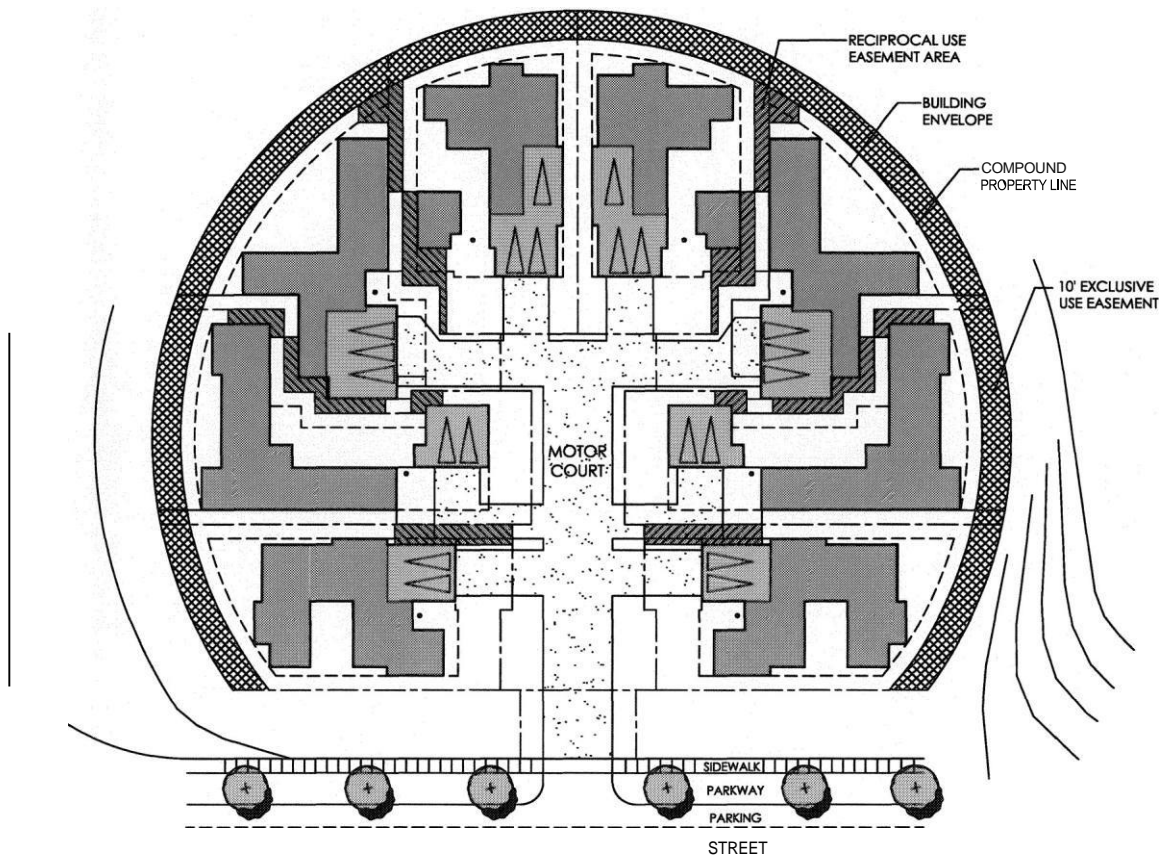
f. Hillside Compound

Typical lot size: 64,500 SF (Approx)

Hillside Compounds are clusters of eight single family detached homes sited on individual lots of approximately 64,500 square feet. Each home is comprised of simple forms and massing; and displays modest application of character and material that exemplifies the Western Farmhouse style. Homes are predominantly one-, two-, and three-stories, with attached two and three car garages.

Together, all eight homes in each Hillside Compound occupy a site approximately one-and-one-half acre in size. Homes also share an entrance drive and courtyard with one another. Reciprocal use easements on adjacent side yards maximize usability. The one-and-a-half acre compounds are circular or semi-circular in design. A 10' exclusive use easement is placed around the circular perimeter for wall and patio projections. This creates a distinctive and articulated edge that allows individual homes to optimize outward orientation and provide an asymmetrical but unified appearance.

A typical plotting schematic is provided below for illustration purposes only; actual specific design details will vary.



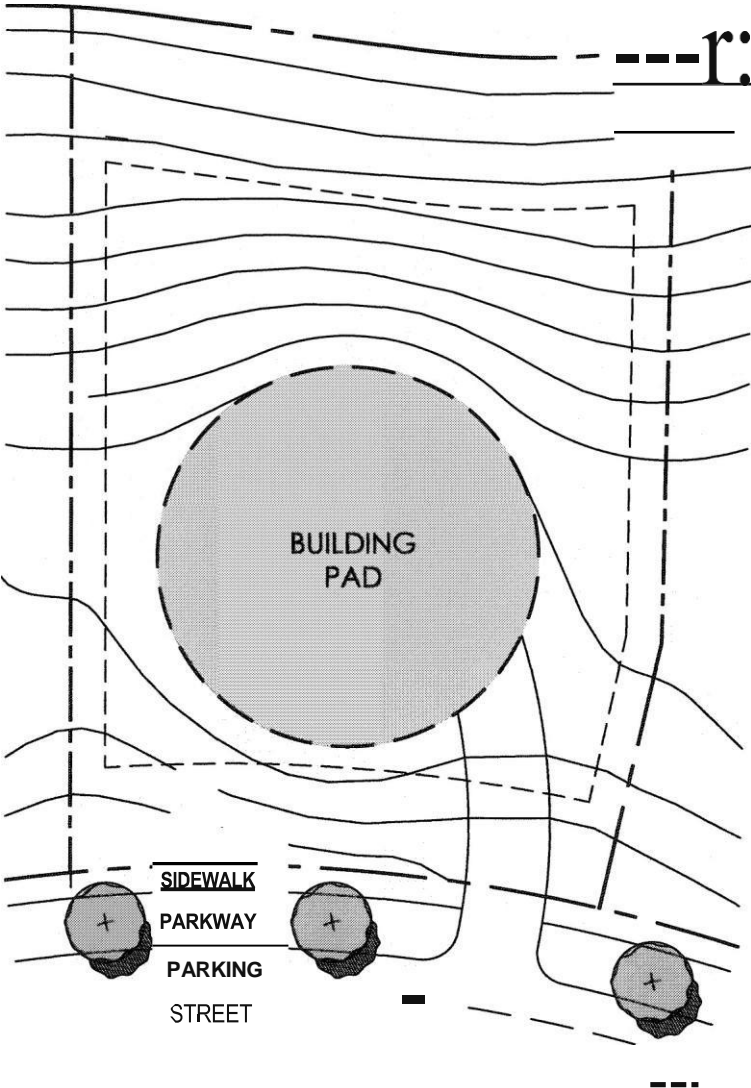
g. Hillside Farmhouse

Lot size: 7,000 SF (Min.)

The Hillside Farmhouse is a rambling single family detached dwelling with a distinctively rural look. It has a low profile, accentuated with one-, two-, and/or three-story elements and is composed of simple forms and massing. Regardless of its size, Hillside Farmhouses are of modest character and employ materials that exemplify the Western Farmhouse style. The goal is to have these homes appear as if they were farmhouses that evolved and expanded over time as family needs increased.

Pads for the Hillside Farmhouse are circular to allow maximum flexibility in orienting the home for climate and views. Typically, lots will be 1/3 acre or more in size. Adjacent to these pads will be sloped pm which can include ancillary buildings for horse keeping.

A typical plotting schematic is provided below for illustration purposes only; actual specific design details will vary.



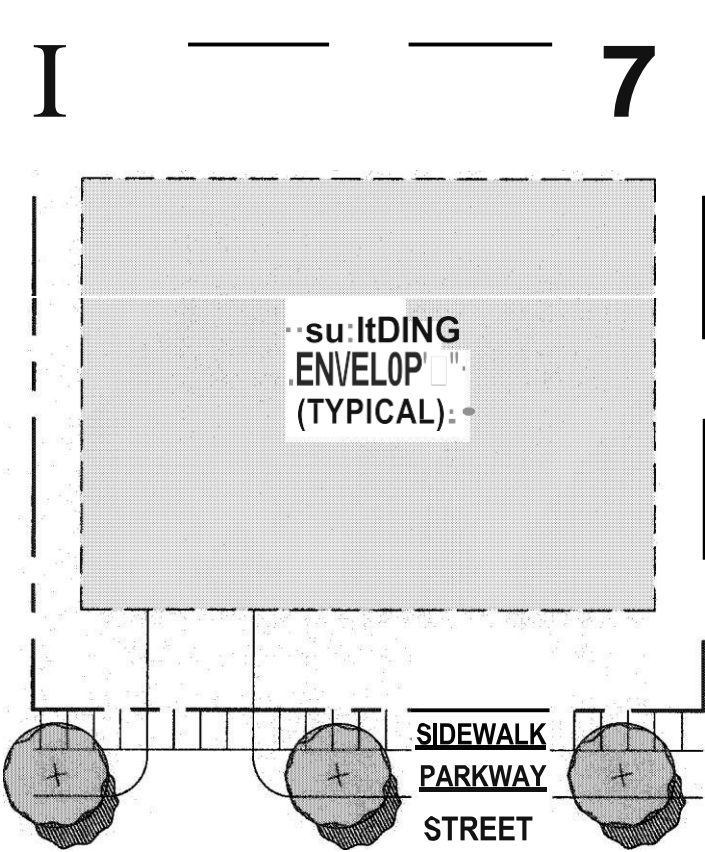
h. Grove Country House

Typical lot size: 80' x 100' (Approx.)

Architecturally, Grove Country houses are the same in design and character as the Hillside Farmhouse. These homes are sited on a more conventional lot design.

Grove/Country houses are low, spreading, one, two, and three story structures with simple forms and massing of modest character and materials similar to the Hillside and Grove Farmhouses.

A typical plotting schematic is provided below for illustration purposes only; actual specific design details will vary.

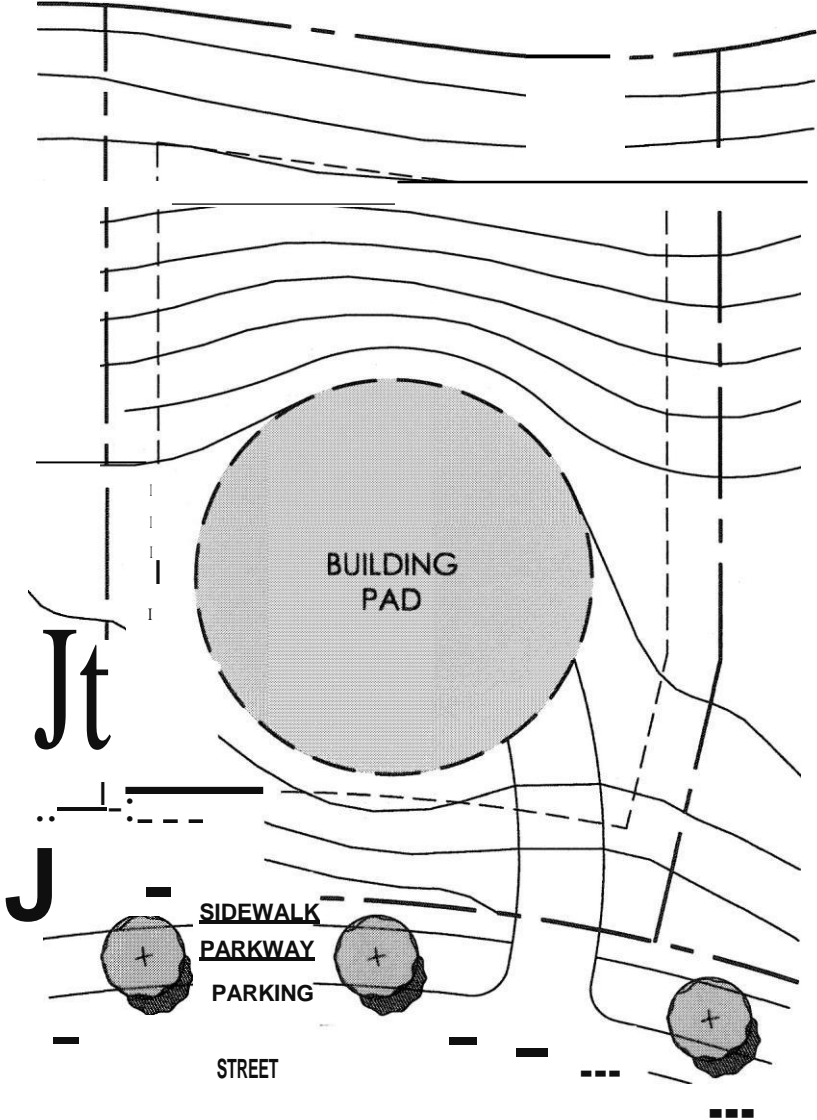


1. Grove Farmhouse

Typical lot size: 1.5 acres (Approx.)

Architecturally, Grove Farmhouses are similar in design and character as the Hillside Farmhouse; rambling single family detached dwelling with a distinctive rural look, low profile, accentuated with one-, two-, and three-story elements and composed of simple forms and massing. Regardless of its size, Grove Farmhouses are of modest character and employ materials that exemplify the Western Farmhouse style. The goal is to design homes that appear as if they were farmhouses that evolved and expanded over time. The principal distinction between the two is that Grove Farmhouse lots are sited on gently sloping land that is typically 1 1/2 acres in size. As with the Hillside Farmhouses, lots may also include a sloped pasture area which can include ancillary buildings for horse keeping.

A typical plotting schematic is provided below for illustration purposes only; actual specific design details will vary.



C. PLANNING AREAS

1. Planning Area 1: Village Center

a. Setting

Planning Area 1, Village Center, is the largest Planning Area within Harmony Grove Village. It is approximately 210 acres in size and spans the central and eastern portion of the project site.

Topographically, Planning Area 1 has two distinct characteristics. The western portion of the Planning Area is a relatively flat valley which slopes gently to the southwest. The eastern portion is a former rock quarry that contains topography so varied that it has approximately 300 feet of vertical change within it.

Prior to its development as part of the proposed project, Planning Area 1 contained chicken and dairy ranching as well as a quarry site.

b. Description

The plan for Village Center is shown in Figure 7.

The Village Center will be a residential enclave reminiscent of early rural communities by virtue of its pedestrian-oriented central core. The mixed-use core will provide live-work units, convenience retail, offices, and recreational uses.

Moving away from this core, housing types become more varied and less dense. At the eastern portion of the Planning Area, on and around the old quarry site, are a fire station site, a wastewater reclamation facility, and another site for institutional use.

Just over two-thirds of all residences within Harmony Grove Village are expected to be located within Planning Area 1.

c. Special Features

Several elements particularly distinguish Planning Area 1.

- **Village Core**

The Village Core is the mixed-use hub of Planning Area 1. It includes a park, office and retail uses, and live/work housing. It will also include the relocated Johnston/Ward house, a culturally-significant historic structure that will be retained.

Open Space includes an important central park. Intended as the symbolic heart for the entire Harmony Grove Village, the park is located within the Village Core and performs the role of a village green in older East Coast cities. This space is anticipated to be most recognizable park in the community. It is an informal area that will function as a gathering place for residents for unstructured activities and special events.

Retail and Office Uses will be located north and south of the rectangular park so that stores can look out onto the greenspace as well as take advantage of on-street parking. Additional retail and office may develop across from the large park area. Such uses will create a strong and activated architectural edge by having buildings set close to the street so there is direct access for pedestrians along the sidewalk. In addition to on-street parking, additional parking will be provided in a small lot behind the retail buildings. All surface parking within the Village Core will be shared among different users. Retail uses may include office, administrative and professional services, business support services, convenience sales and personal services, eating and drinking establishments, food and beverage retail sales, and general and specialty retail sales - effectively, uses that are appropriate, desirable, and typical of a neighborhood commercial center. All structures housing retail uses are subject to review for architectural design to assure compatibility with the setting, and therefore a "D" designator will be placed in the zoning box to assure such review.

Live/Work housing will front on the larger park, providing a housing type unique to the Village Core. Live/work units are single family detached homes that can accommodate retail and/or office and professional uses on the ground floor, with living spaces on the first floor or above. Up to 600 square feet of each unit may be devoted to retail and/or office and professional uses. Should there not be sufficient market demand for the retail and office uses proposed for the Village Core, then the area south of the large park may develop with Live/Work rather than retail space.

- **Creek Channels**

From the northwest and the northeast, two rehabilitated creeks will traverse the Planning Area reaching a confluence at the southern portion of the Planning Area.

The rehabilitated creeks are multipurpose in nature, providing essential flood control, returning riparian habitat to the area, and comprising a dominant feature of the Harmony Grove Village open space system.

On either side of the creeks are walkways for pedestrians and bicycles. Homes will be designed along creek-side roadways so that residents can overlook the open space.

Open Space/Recreational Facilities

The open space along either side of Harmony Grove Road will reinforce the rural character of the community through landscaping, through the orientation of large lot homes toward internal project streets (so that rear yards abut Harmony Grove Road), and through open recreational features to the south that are set below road level.

Among the recreational facilities developed south of Harmony Grove Road are a public community park and a public equestrian park. Combined, these areas provide both open space and recreational facilities for residents and members of adjacent communities to gather and participate in recreational and equestrian activities. A public multi-use trail along Harmony Grove Road and County Club Drive allows connection of these open space facilities to the Countywide trail system.

In addition to the rehabilitated creeks, private neighborhood parks are located throughout the planning area. These parks, which are intended to serve Harmony Grove Village residents, range in size from approximately 0.2 acres to 0.5 acres. Depending on location, suitability, and appropriateness, these individual parks will feature ornamental landscaping, turf, passive recreation facilities, pools, spas, and/or other recreational facilities. On-street parking will accommodate users.

The former rock quarry site at the southeastern hillside portion of the Planning Area generally will remain in its natural state to preserve existing slopes and vegetation as well as maintain existing views to the site. Landform and vegetation will be restored on a portion of the disturbed hillsides, employing contour grading and, where appropriate, revegetating with native and drought tolerant species. Some portion of the area will be landscaped with natives and exotics to provide an attractive backdrop for housing.

Institutional Uses

Along the eastern portion of the Planning Area, south of Village Road, is an area designated as a fire station site.

North of Village Road is a site designated for institutional use by, e.g., religious assemblies, child care facilities, a private school, or other

institutional-type users. All institutional uses on this site will require a use permit.

As an alternate to institutional uses on the site north of Village Road, a tack and feed shop may be developed. Conversion from institutional use to a tack and feet shop can occur through submission of a use permit and will not require an amendment to this Specific Plan.

Wastewater Reclamation Facility

A wastewater reclamation facility - described in the Community Services portion of Chapter III of this specific plan - is located in the southeast corner of the Planning Area, visually separated from most on- and off-site views. Approximately nine acres have been allocated to the facility and its associated appurtenances, buffers, screens, and landscaping elements.

If this site is not used as a wastewater reclamation facility, the nine acres designated for the facility may instead be used for residential development at a density consistent with zoning.

d. Land Use Elements

Planning Area 1 includes:

- Residential units, up to a total of 519;
- Commercial uses, up to 41,500 square feet, including those typically allowed in the San Diego County C-35 zone designation.⁷ (General Commercial/Limited Residential Use Regulations, Section 2350 et seq.). Of the 41,500 square feet, approximately 25,000 SF is allocated to office/retail uses and approximately 16,500 SF to the live/work facilities.
- Institutional uses, including those typically allowed in the San Diego County C-35 zone designation⁸ (General Commercial/Limited Residential Use Regulations, Section 2350 et seq.).
- Creek rehabilitation, as well as standard flood control channels and facilities.
- Public streets and private roadways, drives, and alleys.
- Planted areas with ornamentals, low water use and/or natives, and natural areas.

⁷ San Diego County Ordinance No. 5281 (New Series), Adopted- October 18, 1978

⁸ San Diego County Ordinance No. 5281 (New Series), Adopted- October 18, 1978

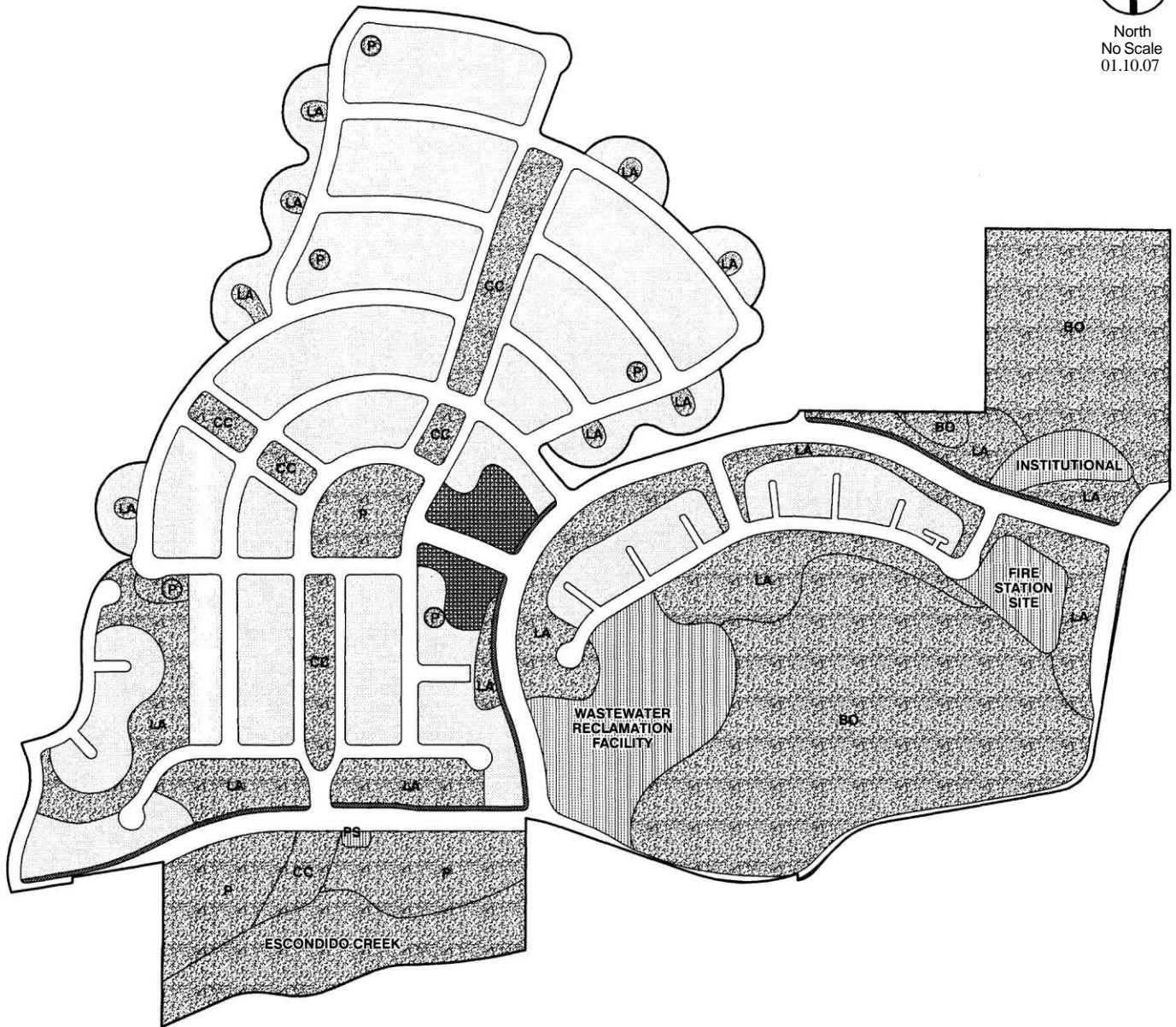
- Parks, pools, multi-use trails, equestrian facilities, and other active and passive recreational facilities.
- Horse keeping on individual lots greater than one-third acre, with corrals, barns, and other accessory facilities appropriate to horse keeping.
- Cellular/digital mobile phone communication towers.
- Wastewater reclamation facility with associated facilities.

Table 8 - PLANNING AREA 1 (Village Center) – LAND USE SUMMARY

Land Use	Estimated Acres	Percentage	Dwelling Units
<u>Residential Development</u>			
Single Family	60		519
<i>Residential Subtotal</i>		60	29%
<u>Commercial Development</u>			
Office/Retail	2		
Live/Work	(2)		(32)
<i>Commercial Use Subtotal</i>		2	1%
<u>Institutional Use</u>			
Fire Station	2		
Wastewater Reclamation Facility	9		
Institutional Use (church, club, etc)	1		
<i>Institutional Subtotal</i>		12	6%
<u>Equestrian Use</u>			
Equestrian Ranch (Private)			
<i>Equestrian Use Subtotal</i>			
<u>Open Areas</u>			
Park, Recreation, & Open Space			
<i>Open Area Subtotal</i>		92	44%
<u>Other</u>			
Public and Private Streets/Lanes			
<i>Other Subtotal</i>		44	20%
TOTAL	210	100%	519

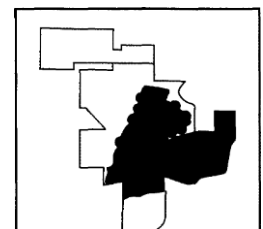


North
No Scale
01.10.07



Legend:

- | | | | |
|-------------|-----------------------------|---|-----------------|
| D | Residential | - | Commercial |
| fill | Biological Open Space | | Institutional |
| ti) | Creek/Flood Control Channel | | Pump Station |
| Ew | Landscaped Areas | | Multi-Use Trail |
| P | Park | | |
| P | Small Park | | |



Key Map

Figure 7

Planning Area 1 - Village Center
Harmony Grove Village

2. Planning Area 2: The Hillsides

a. *Setting*

Planning Area 2, The Hillsides is approximately 140 acres in size. While most of The Hillsides lies west of Harmony Village, a narrow band of the Planning Area wraps around northern and eastern parts of Planning Area 1, Village Center. The result is that Planning Area 2 encircles the Village Center on three sides.

Planning Area 2 is comprised principally of sloping terrain that rises up and away from the central valley floor. Some of The Hillsides are gently rolling and some have steep slopes punctuated by prominent knolls. Planning Area 2 is also crossed by creeks in several locations.

Prior to its development as The Hillsides, much of Planning Area 2 was used for dairy ranching and grazing.

b. *Description*

The plan for The Hillsides is shown in Figure 8.

The Hillsides is devoted almost entirely in residential uses. Secondary uses include open space and recreational uses, horse keeping on private lots, and a privately-operated board and care facility for horses. The small board and care facility is located in the northern portion of the Planning Area and is intended to serve residents of Harmony Grove Village primarily, and surrounding area residents secondarily. An apartment unit is allowed in the design of the facility for a resident caretaker.

In the northern part of the Planning Area, adjacent to an SDG&E easement and directly east of the board and care facility, is a public park several acres in size that will provide an open play area.

Roads within the Planning Area are designed to fit within a hilly topography and rural setting. The area is accessible from Harmony Grove Road as well as from the local street system within the Village Center.

c. *Special Features*

The principal distinguishing features of The Hillsides are its hilly, low density, large home residential character.

All lots over one-third acre in The Hillsides are permitted to keep horses on the property provided that setback requirements between residential and horse keeping structures meet County criteria.

d. Land Use Elements

Planning Area 2 includes:

- Residential units, up to a total of 124 (including one caretaker's unit).
- Creek rehabilitation, as well as standard flood control channels and facilities.
- Public streets and private roadways, drives, and alleys.
- Planted areas with ornamentals, low water use and/or natives, and natural areas.
- Parks, pools, multi-use trails, equestrian facilities, and other active and passive recreational facilities.
- Horse keeping on individual lots greater than one-third acre, with corrals, barns and other accessory facilities appropriate to horse keeping.
- Cellular/digital mobile phone communication towers.

Table 9 - PLANNING AREA 2 (The Hillside) – LAND USE SUMMARY

Land Use	Estimated Acres	Percentage	Dwelling Units
Residential Development			
Single Family	54		124
<i>Residential Subtotal</i>		54	39%
Commercial Development			
Office/Retail Live/Work			
<i>Commercial Use Subtotal</i>			
Institutional Use			
Fire Station Wastewater Reclamation Facility Institutional Use (church, club, etc)			
<i>Institutional Subtotal</i>			
Equestrian Use			
Equestrian Ranch (Private)			
<i>Equestrian Use Subtotal</i>			
Open Areas			
Park, Recreation, & Open Space	69		
<i>Open Area Subtotal</i>		69	50%
Other			
Public and Private Streets/Alleys	15		
<i>Other Subtotal</i>		15	11%
TOTAL	138	100%	124



North
No Scale
01.10.07



Legend:

[Symbol] Residential

[Symbol] Open Space Areas

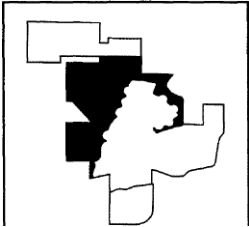
ti: Biological Open Space

[Symbol] Landscaped Areas

[Symbol] Natural/Naturalized Open Space

[Symbol] Park

[Symbol] Multi-Use Trail



Key Map

Figure 8
Planning Area 2 - The Hillsides
Harmony Grove Village

3. Planning Area 3: The Groves

a. Setting

Planning Area 3, The Groves, occupies almost 85 acres in the northernmost portion of Harmony Grove Village.

Topographically, Planning Area 3 is made up of varied terrain, from gently rolling to steep hillsides. The highest elevation within Harmony Grove Village is located in this Planning Area. As well, a small creek passes through the western portion of The Groves and rambles through much of Harmony Grove Village down to the Village Center.

Prior to its development as The Groves, Planning Area 3 was planted in citrus and avocado groves.

b. Description

The plan for The Groves is shown in Figure 9.

The Groves is a single family residential area where the largest rural-sized lots will be found. As a former citrus and avocado grove, the area will retain some of the characteristics of an orchard, particularly as seen from the north. Other parts of The Grove will be planted with vegetation to reference the historic use of the area.

c. Special Features

The principal distinguishing feature of The Groves is the respect given to the local agricultural history, and the intent to retain the rural character of the Planning Area. Portions of the existing citrus and avocado groves are expected to be retained and new trees will be planted on site to evoke the historic use. It is anticipated that orchards developed on steeper hillsides will remain untouched.

d. Land Use Elements

Planning Area 3 includes:

- Residential units, up to a total of 95.
- Creek rehabilitation, as well as standard flood control channels and facilities.
- Public streets and private roadways, drives, and alleys.

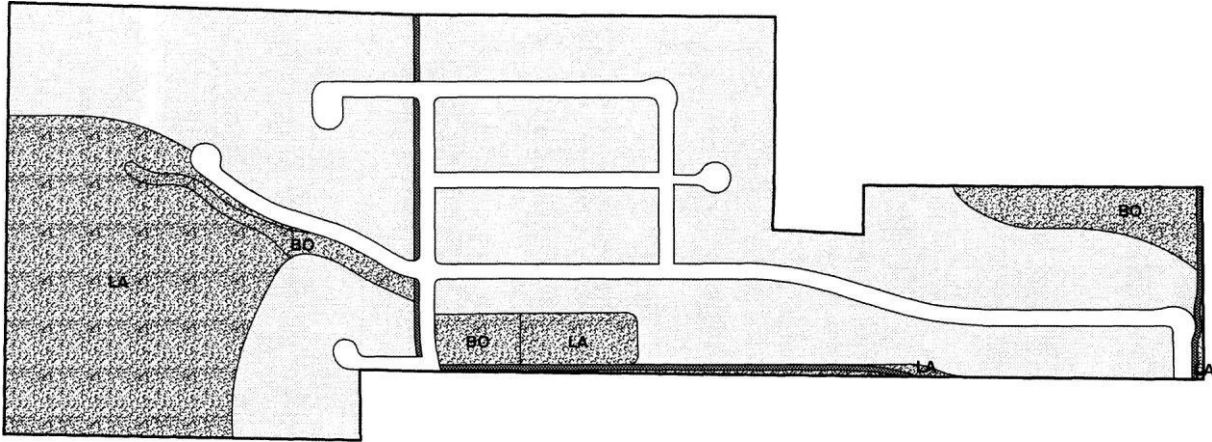
- Planted areas with ornamentals, low water use and/or natives, and natural areas.
- Parks, pools, multi-use trails, equestrian facilities, and other active and passive recreational facilities.
- Horse keeping on individual lots greater than one-third acre, with corrals, barns and other accessory facilities appropriate to horse keeping.
- Cellular/digital mobile phone communication towers.

Table 10 - PLANNING AREA 3 – LAND USE SUMMARY (The Groves)

Land Use	Estimated Acres	Percentage	Dwelling Units
<u>Residential Development</u>			
Single Family	54		95
<i>Residential Subtotal</i>		<i>64%</i>	<i>95</i>
<u>Commercial Development</u>			
Office/Retail			
Live/Work			
<i>Commercial Use Subtotal</i>			
<u>Institutional Use</u>			
Fire Station			
Wastewater Reclamation Facility			
Institutional Use (church, club, etc)			
<i>Institutional Subtotal</i>			
<u>Equestrian Use</u>			
Equestrian Ranch (Private)			
<i>Equestrian Use Subtotal</i>			
<u>Open Areas</u>			
Park, Recreation, & Open Space	22		
<i>Open Area Subtotal</i>		<i>26%</i>	
<u>Other</u>			
Public and Private Streets/Alleys	8		
<i>Other Subtotal</i>		<i>10%</i>	
TOTAL	84	100%	95



North
No Scale
01.10.07



Legend:

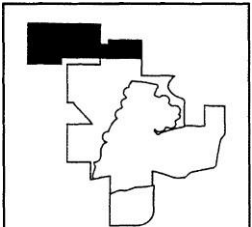
Residential

Open Space Areas

Biological Open Space

Landscaped Areas

Multi-Use Trail



Key Map

Figure 9

Planning Area 3 - The Groves
Harmony Grove Village

4. **Planning Area 4: Equestrian Ranch**

a. Setting

Planning Area 4, the Equestrian Ranch, is a rectangular parcel of approximately 36 acres located in the southernmost portion of Harmony Grove Village, south of Escondido Creek. Topographically, the area has two distinct regions: the northeastern 60 percent of the site is relatively flat and gently slopes to the north; the southwestern 40 percent is hilly and dominated by a ridge that crests well above the eastern portion of the Ranch.

A single family house existed on the site prior to development of Harmony Grove Village and will remain as part of the Equestrian Ranch. Similarly, the cell phone tower which existed on the site will remain.⁹

Prior to its development as an Equestrian Ranch, the site was used as a dairy and cow pasture and cattle-feeding arena prior to its inclusion within the Harmony Grove Village planning area.

b. Description

The plan for the Equestrian Ranch is shown in Figure 10.

It is anticipated that the Equestrian Ranch, a private facility, will accommodate horses for boarding and training. No breeding program will be conducted. Horses in training will be ridden and cared for. Lesson horses will be made available for non-owners to ride as part of a training program.

Employees are expected to include independent contractors and a caretaker. Hours vary with seasons, but training/riding is limited to daylight hours. There will be no arena lighting. The Equestrian Ranch will also host horse shows. Non-resident horses participating in horse shows will be housed in temporary portable stalls set up on site.

c. Special Features

The Equestrian Ranch will have several enclosed facilities, although most others will be unroofed.

All parking for horse shows is to be accommodated on-site or through special arrangements that avoid on-street parking along Country Club Drive.

⁹ A Minor Use Permit ZAP 00-019 was issued October 17, 2000 for the cell tower.

Retail sales associated with horse boarding, training, and showing will occur on-site and occupy less than 3,500 square feet. On show days, temporary commercial operations will be set up to accommodate visitors, typically including sales of food and beverage and equestrian related-products and services.

In addition to the horse boarding and training facilities and the existing on-site residence, two additional residences may be built on the site.

Unlike other portions of the Harmony Grove Village, the Equestrian Ranch will operate with an on-site septic system and leach field.

d. Land Use Elements

Planning Area 4 includes:

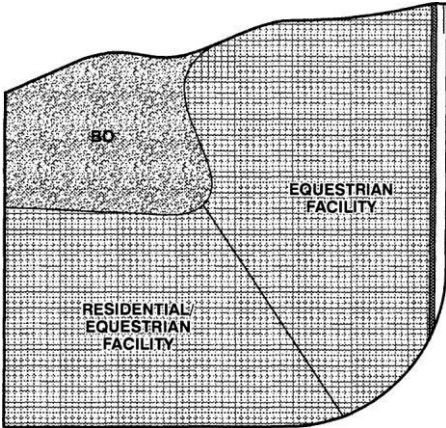
- Residential units, up to a total of 4 (including one caretaker's unit).
- Horse keeping, operation of a commercial equestrian ranch, construction of permanent facilities to accommodate boarding and training of up to 80 horses, and provision of temporary facilities to accommodate up to 120 additional horses on a short term basis.
- Retail sales, up to 3,500 square feet, specifically including those sales typically allowed in the San Diego County C-35 zone designation.¹⁰ (General Commercial/Limited Residential Use Regulations, Section 2350 et seq.) as are normally associated with a horse keeping facility.
- Creek rehabilitation, as well as standard flood control channels and facilities.
- Public streets and private roadways, drives, and alleys.
- Planted areas with ornamentals, low water use and/or natives, and natural areas.
- Parks, multi-use trails, equestrian facilities, and other active and passive recreational facilities.
- Stables, barns, and other accessory facilities appropriate to horse keeping.
- Cellular/digital mobile phone communication towers.





¹⁰ San Diego County Ordinance No. 5281 (New Series), Adopted - October 18, 1978

- On-site septic system.
- Parking facilities.

Table 11 - PLANNING AREA 4 - LAND USE SUMMARY (Equestrian Ranch)

Land Use	Estimated Acres	Percentage	Dwelling Units
Residential Development			
Single Family	8		4
<i>Residential Subtotal</i>	8	22%	4
Commercial Development			
Office/Retail Live/Work			
<i>Commercial Use Subtotal</i>			
Institutional Use			
Fire Station Wastewater Reclamation Facility Institutional Use (church, club, etc)			
<i>Institutional Subtotal</i>			
Equestrian Use			
Equestrian Ranch (Private)	22		
<i>Equestrian Use Subtotal</i>	22	61%	
Open Areas			
Park, Recreation, & Open Space	6		
<i>Open Area Subtotal</i>	6	17%	
Other			
Public and Private Streets/Alleys	<1		
<i>Other Subtotal</i>	<1		
TOTAL	36	100%	4



- Legend:
-  Equestrian
 -  Open Space Areas
 -  Biological Open Space
 -  Multi-Use Trail

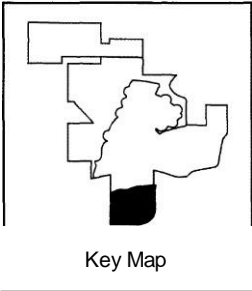


Figure 10
Planning Area 4 - Equestrian Ranch
Harmony Grove Village

D. OPEN SPACE AND RECREATION

Open space and recreational areas exist throughout Harmony Grove Village and, cumulatively, represent almost 210 acres or 45% of the entire project area.¹¹

1. Biological Open Space

Biological open space is made up of two components: areas included or eligible for inclusion within the Multiple Species Conservation Plan (MSCP), and areas which will remain undisturbed and unaffected by grading or development within Harmony Grove Village and are of high biologic value.

Biological open space includes, among other areas, Escondido Creek, the former quarry site, stands of mature oaks and other high value habitat areas. There is no introduced irrigation within biological open space areas.

Throughout the project area, it is estimated that almost 90 acres or close to 20% of Harmony Grove Village will remain in biological open space.

2. Natural and Naturalized Open Space

Natural open space is made up of natural areas that, while not biologically important, will remain undisturbed and unaffected by grading or development. Naturalized Open Space is made up of areas which may be graded in the course of Harmony Grove Village development, but will be revegetated with native and/or drought tolerant plant materials and, often, will be indistinguishable from natural open space. Restored creek areas as well as drainage and retention basins fall into this category; they require road access and occasional maintenance.

An irrigation system may be introduced within naturalized open space areas.

Areas of natural or naturalized open space occur throughout the project area and represent approximately 17 acres or about 4% of Harmony Grove Village.

3. Landscaped Areas

Landscaped areas play a major role in characterizing Harmony Grove Village.

¹¹ This area includes 189 acres of open space and recreation plus 22 acres of the equestrian ranch.

Landscaped areas include hillsides behind some homes, parkways along roadsides and within some medians, open areas adjacent to roads, entrance areas to some residential developments, and sites that are prominent visual features. Landscaped areas will typically be irrigated permanently and will be planted with a combination of natives and exotics.

Landscaped areas are scattered throughout the project area and make up approximately 62 acres or 13% of Harmony Grove Village.

4. Parks

Public and private parks abound within the project area and comprise a total of 15 acres, or 3% of Harmony Grove Village.

a. Public Parks

Public parks are active and passive recreational areas that are open for use by the general public as well as area residents. There are four principal public parks within the project area: a central park located within the mixed use core of Harmony Grove Village, two parks sited between Harmony Grove Road and Escondido Creek, and one park located at the northern end of the Hillside Planning Area, near the SDG&E easement.

The central park will be designed in an informal style composed of open lawn, a collection of large specimen trees to provide scale, shade, and historical context, and a bandstand-type structure that will serve as a focal point for community activity.

A community park and a public equestrian park will occupy the area between Harmony Grove Road and Escondido Creek.

The community park will provide usable open space with principally active play areas and surface parking. The adjacent riparian corridor/Escondido Creek will influence the character of the landscape through the use of Oak, Sycamore and Poplar species.

An equestrian day-use facility will include a small horse arena, a staging area, surface parking to accommodate horse trailers, and a community events board for schedules and announcements relating to the equestrian activities. Where possible, existing trees will be retained and incorporated into the design. Restroom facilities will be provided and shared with the adjacent community park.

In the northernmost portion of the Hillside Planning Area, a community park will provide active and passive recreational areas, surface parking, and direct access to the trail system which abuts it to the north.

b. Private Parks

Private parks will be small neighborhood facilities operated by a homeowners association and intended to serve Harmony Grove Village residents. These parks may include turf areas, tot lots, swimming pools, and/or benches and other passive recreational facilities. As many as six of these small private parks may be developed in Harmony Grove Village.

The single exception to the typically small size of private parks is the equestrian park/boarding facility located in The Hillside Planning Area. This private facility will include a barn with stalls, off-street parking, paddocks, and staging areas. Use of this facility is primarily for residents of Harmony Grove Village, particularly those who have lots of less than one-third acre and who want to keep horses.

5. Multi-Use Trails

A system of public multi-use trails intended to serve pedestrians, equestrians, and non-motorized vehicles will weave throughout Harmony Grove Village and link to the planned off-site San Diego County trail system. In addition to providing an important equestrian and pedestrian circulation framework for the project, the public multi-use trail system will thread an element of landscape detail through the site. Rail fences, shade trees, and an informal landscape will add interest and variety to the multi-use trail system.

Trails will be designed to be 10' wide, bound on both sides by fencing, and have a soft surface of native soil or comparable material. Public multi-use trail easements will be offered for dedication to the County.

The trail system occupies approximately 9 acres and represents about 2% of Harmony Grove Village.

6. Equestrian Ranch

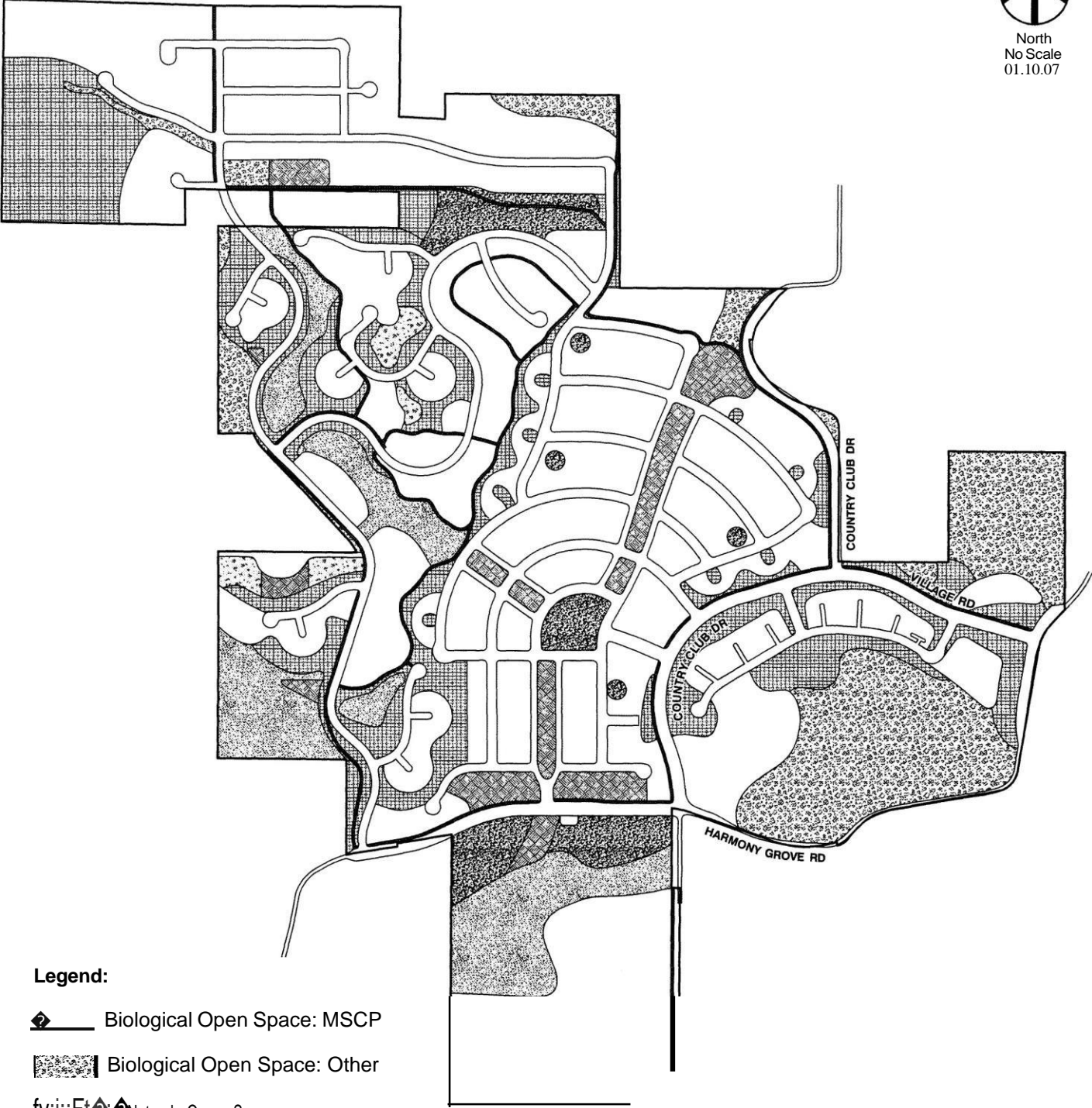
While the equestrian ranch south of Escondido Creek will be privately owned and operated, at least 22 acres or 60% of the site will be open to the public for riding, training, or boarding of horses. These 22 acres represent almost 5% of Harmony Grove Village.

Table 12 - OPEN AREA ACREAGE, BY TYPE AND PLANNING AREA

OPEN USE TYPE	Acreage by Planning Area				TOTAL
	1 Village Center	2 The Hillsides	3 The Groves	4 Equestrian Ranch	
Biological Open Space	51	26	3	6	86
Natural and Naturalized Areas	11	4	2		17
Landscaped Areas	19	27	16		62
Parks	9	6			15
Multi-Use Trails	2	6		<1	9
Equestrian Facility				22	22
TOTAL	92	69	22	28	211



North
No Scale
01.10.07



Legend:

Biological Open Space: MSCP

Biological Open Space: Other

Natural Open Space

- Naturalized Open Space

Landscaped Area

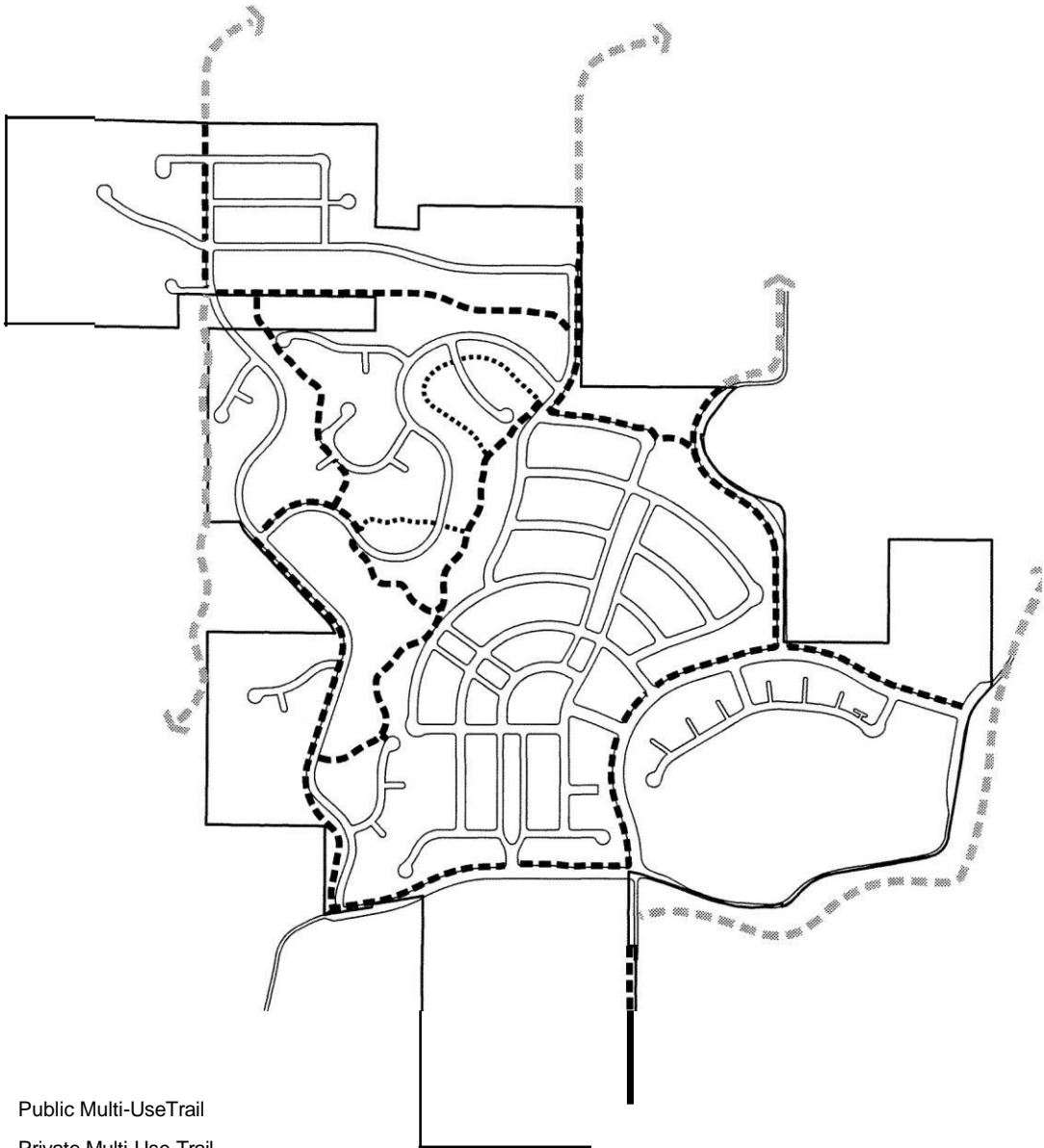
- Park

- Multi-Use Trail

Figure 11

Open Space Areas

Harmony Grove Village



Legend:

- Public Multi-Use Trail
- ,.,.,.,., Private Multi-Use Trail
- - - - - Off-Site Trail (Existing & Proposed)

PUBLIC MULTI-USE TRAIL

Public access for equestrian use, mountain biking, and hiking or walking. Trail is 10' wide, bound by fencing at each side and will have a soft surface of native soil or similar suitable material. Signage depicting safety and trail rules, destinations, etc. will be located at strategic locations along the trail.

PRIVATE MULTI-USE TRAIL

Intended for project homeowners and signed as such. Trail is 8' wide bounded by fencing on each side with a soft surface similar to above.

SIDEWALKS AND OTHER WALKWAYS

Sidewalks along Harmony Grove Road, Village Road, Country Club Drive and hillside residential streets will be constructed with stabilized decomposed granite. Remaining interior sidewalks will be constructed of concrete potentially with integral color and or stain with a special texture finish.

Figure 12
Trails Plan

Harmony Grove Village

Source: Burton Landscape Architecture Studio

E. CIRCULATION

1. Regional Vehicular Access: Existing and Future Conditions

Regional access to the site is via Interstate 15 and State Route 78. Local access to the area is via Harmony Grove Road and Country Club Drive.

Country Club Drive, at its northern terminus, becomes Citricado Parkway, a four-lane divided roadway. On Harmony Grove Road, travelers going north and then east intersect with several two-lane undivided roadways before coming to Valley Parkway. Valley Parkway, depending on the point of intersection, is classified as both a Major Road and a Prime Arterial by the City of Escondido.

2. Onsite Circulation Element Roads

Two Circulation Element roads traverse the project site: Country Club Drive and Harmony Grove Road.

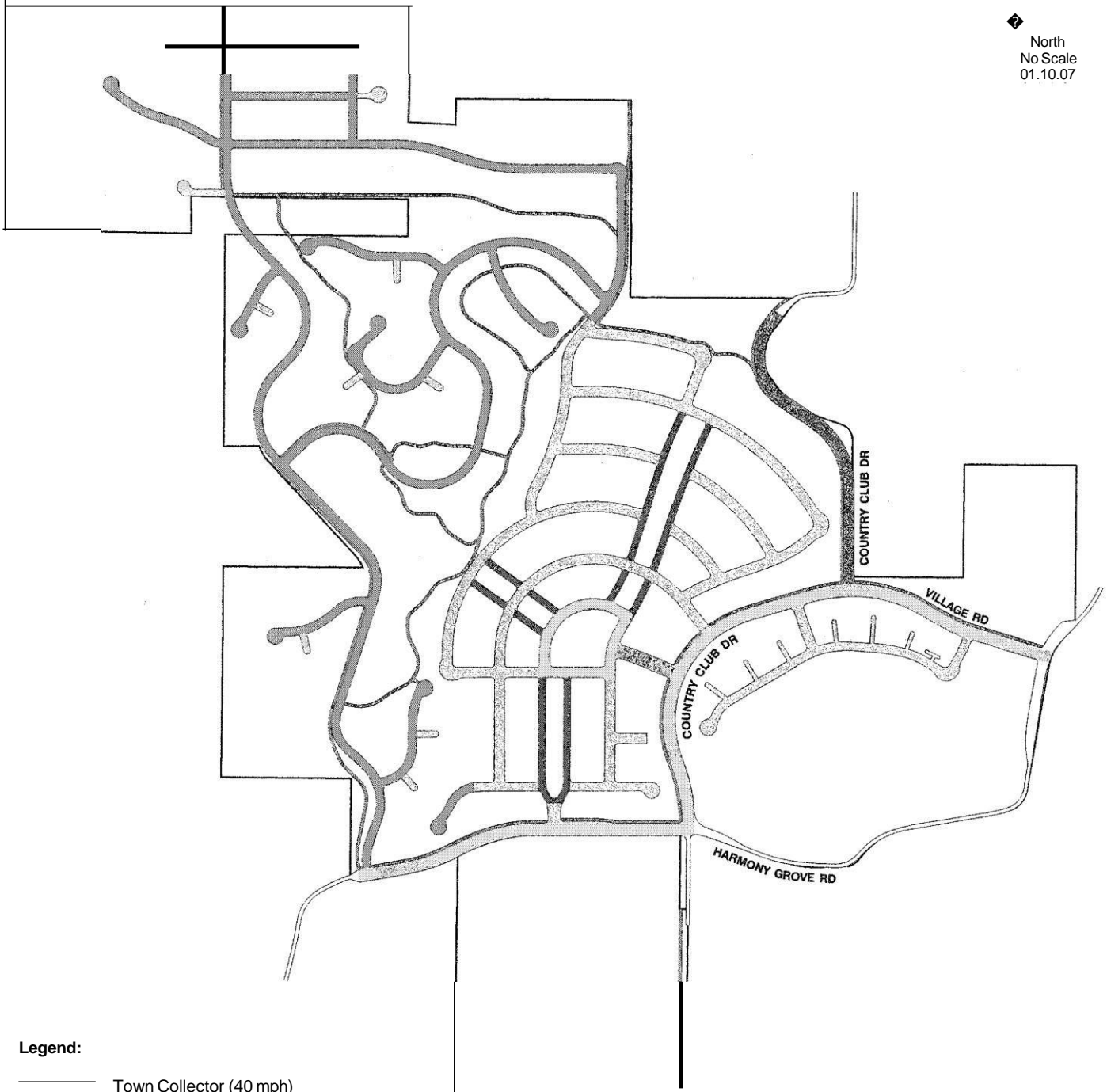
As of August 2006, both were two-lane rural roads even though they are classified on the Circulation Element as Collectors (four-lane, 55 miles per hour design speed). Harmony Grove Village proposes reclassifying these roads to ones more fitting with anticipated future levels of traffic generation as well as community standards.¹²

Three changes are proposed to the existing circulation system within the project site boundary. The include:

- Reclassification of Harmony Grove Road from Wilgen Road on the west to Country Club Drive on the east, from a Collector roadway to a three-lane Town Collector roadway;
- Reclassification of Country Club Drive between Harmony Grove Road on the south and (new) Village Road, from a four-lane Collector to a three-lane Town Collector; and
- Addition of a new roadway (Village Road), which connects Country Club Drive to Harmony Grove Road, and which be classified as a two-lane Rural Light Collector.

¹² Although a particular road classification is identified, the specific design speed and associated physical configuration will be decided upon by the Board of Supervisors as part of the Harmony Grove Village project approval process. Deviations from the cross-sections described on Figures 14-20 may occur with the authorization of the County Director of Public Works.

North
No Scale
01.10.07



Legend:







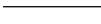
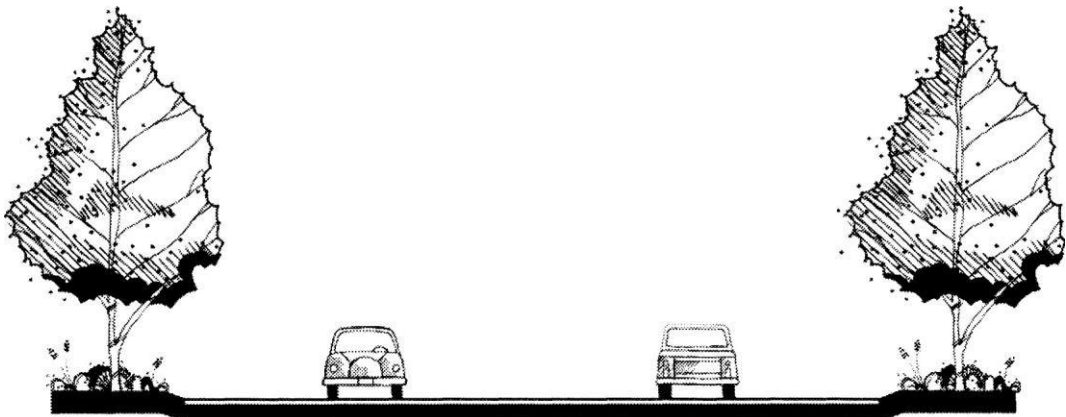
-  Town Collector (40 mph)
-  Modified Residential Collector B (30 mph)
-  Rural Light Collector (40 mph)
-  Modified Residential Collector (one-way) (30 mph)
-  Modified Commercial Road (30 mph)
-  Modified Residential Road/Cul-de-sac (30 mph)
-  Modified Residential Collector A (30 mph)
-  Multi-Use Trail (Public and Private)
-  Private Roads/Driveways

Figure 13

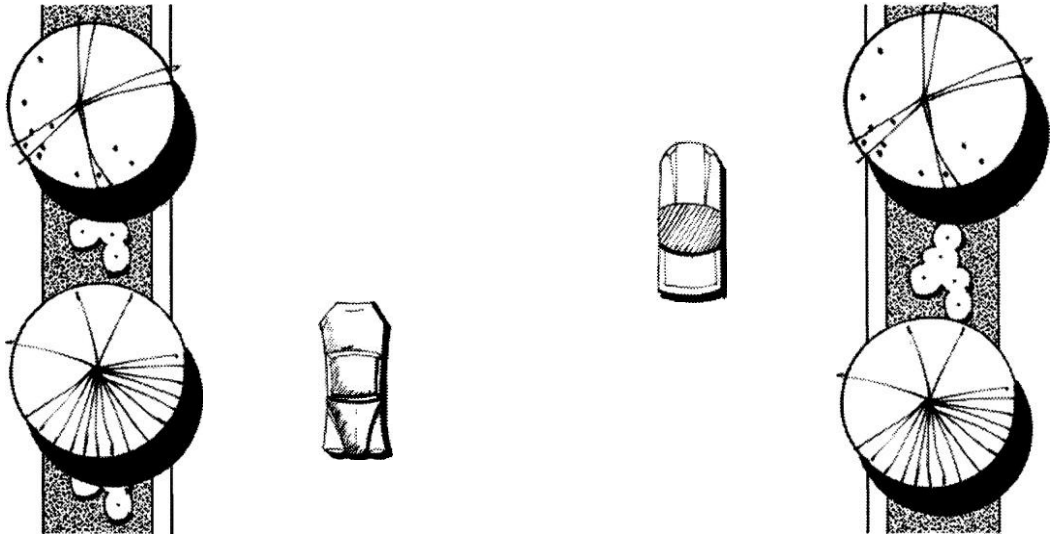
**Proposed Circulation System
Harmony Grove Village**

No Scale
01.10.07



	SHOULDER	TRAVEL LANE	TURNING LANE	TRAVEL LANE	SHOULDER	
	8'	12'	14'	12'	8'	
PARKWAY	CURB TO CURB				PARKWAY	
10'	54'				10'	
RIGHT OF WAY						
74'						

Cross Section

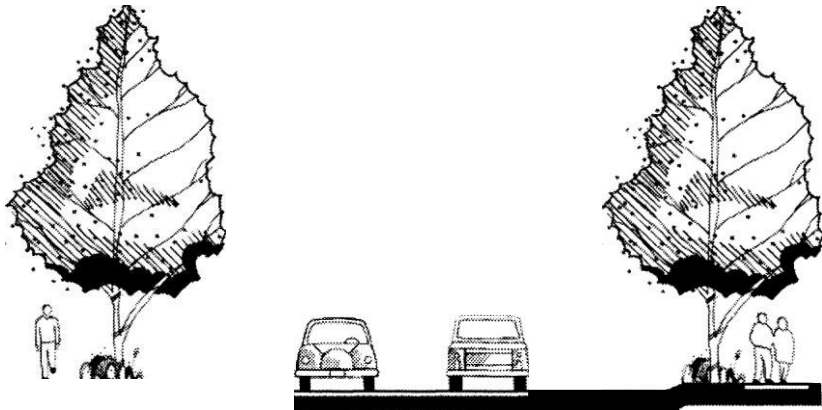


Plan View

Figure 14
Street Design
Town Collector (40 mph)

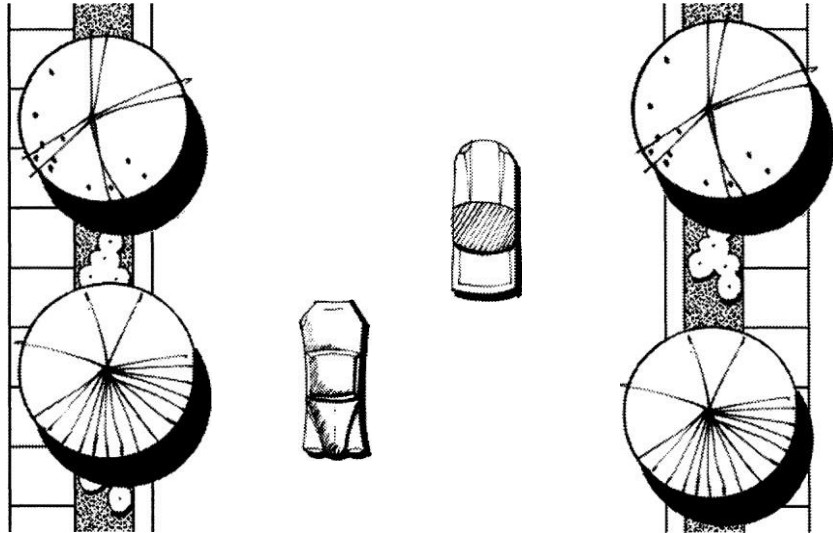
Harmony Grove Village

No Scale
01.10.07



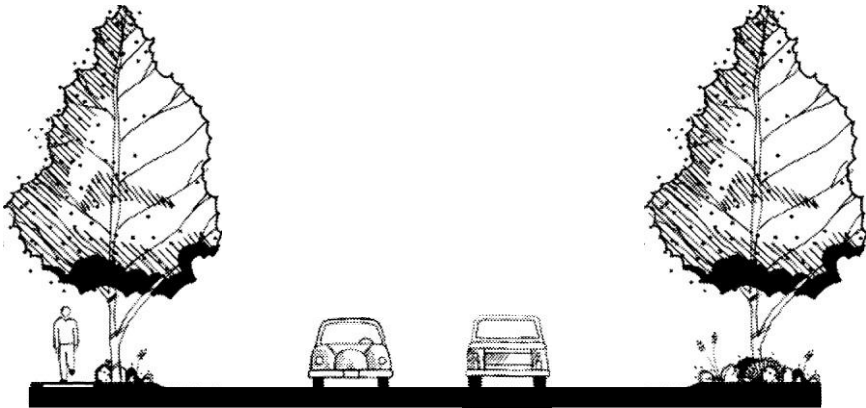
WALK		PARKING	TRAVEL LANE	TRAVEL LANE	PARKING		WALK
5'	6'	8'	12'	12'	8'	6'	5'
PARKWAY		CURB TO CURB				PARKWAY	
11'		40'				11'	
RIGHT OF WAY							
62'							

Cross Section



Plan View

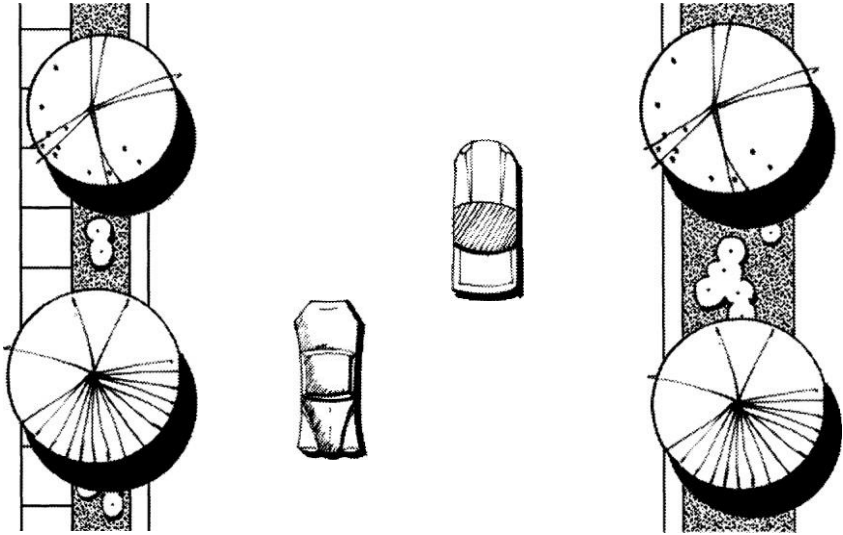
Figure 15
Street Design
Modified Residential Collector B (30 mph)
Harmony Grove Village



WALK*		SHOULDER*	TRAVEL LANE	TRAVEL LANE	SHOULDER
4'	6'	8'	12'	12'	8'
PARKWAY		CURB TO CURB			PARKWAY
10'		40'/54'"			10'
RIGHT OF WAY					
80'±14'±±					

- * parking with 4' walk allowed at selected locations
 - ** with 14' median turn lane
- Note: 60' right of way/40' curb to curb is 30 mph

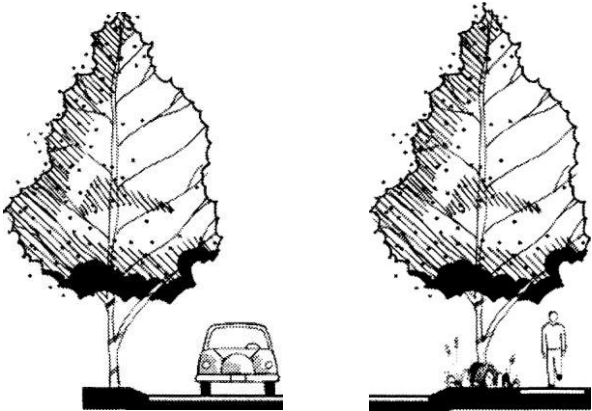
Cross Section



Plan View

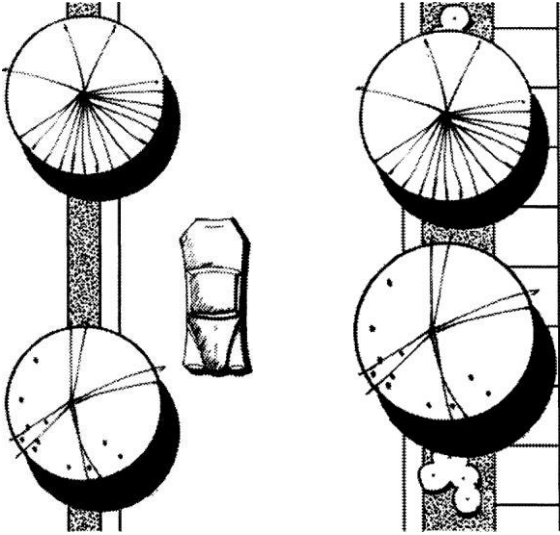
Figure 16
Street Design
Rural Light Collector (40 mph)
Harmony Grove Village

No Scale
11.14.06



	TRAVEL LANE	PARKING		WALK
	15'	7'	7'	5'
PARKWAY	CURB TO CURB		PARKWAY	
4'	22'		12'	
RIGHT OF WAY				
38'				

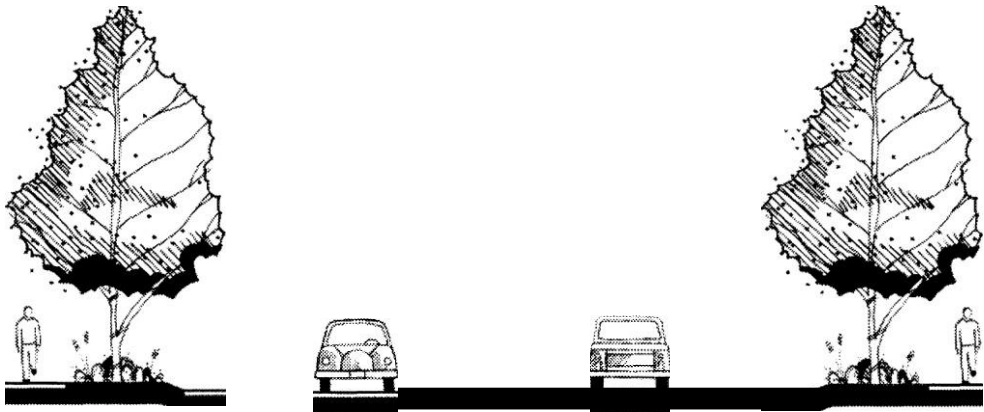
Cross Section



Plan View

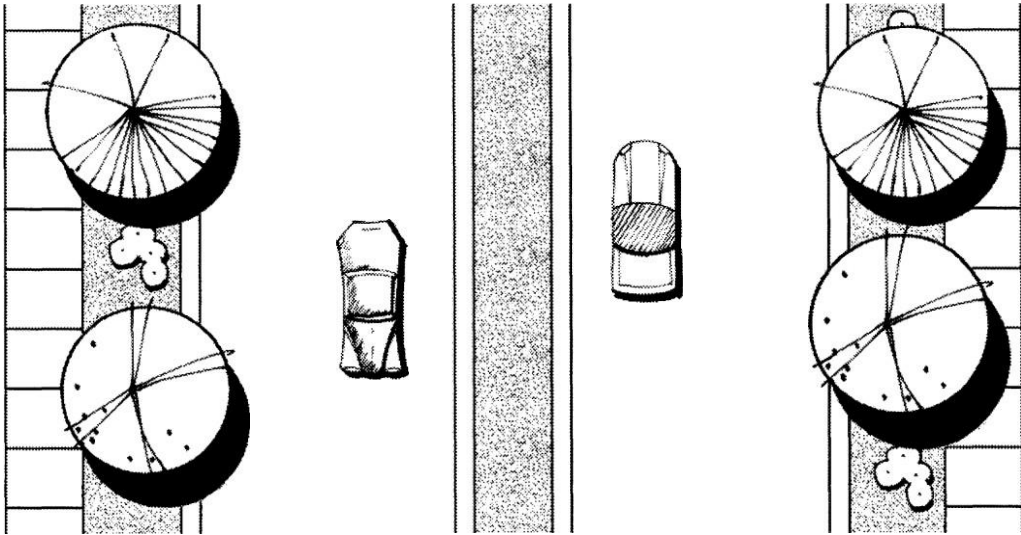
Figure 17
Street Design
Modified Residential Collector (One Way) (30 mph)
Harmony Grove Village

No Scale
01.10.07



WALK		PARKING	TRAVEL LANE	MEDIAN	TRAVEL LANE	PARKING		WALK
6'	9'	8'	12'	9'	12'	8'	9'	6'
PARKWAY		CURB TO CURB				PARKWAY		
15'		49'				15'		
RIGHTOFWAY								
79'								

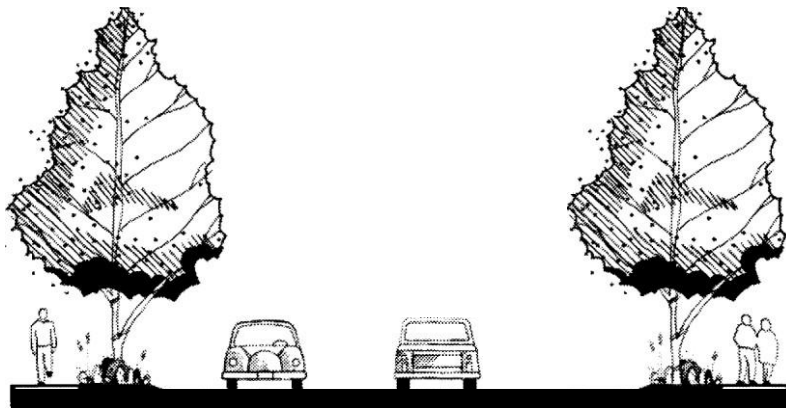
Cross Section



Plan View

Figure 18
Street Design
Modified Commercial Road (30 mph)
Harmony Grove Village

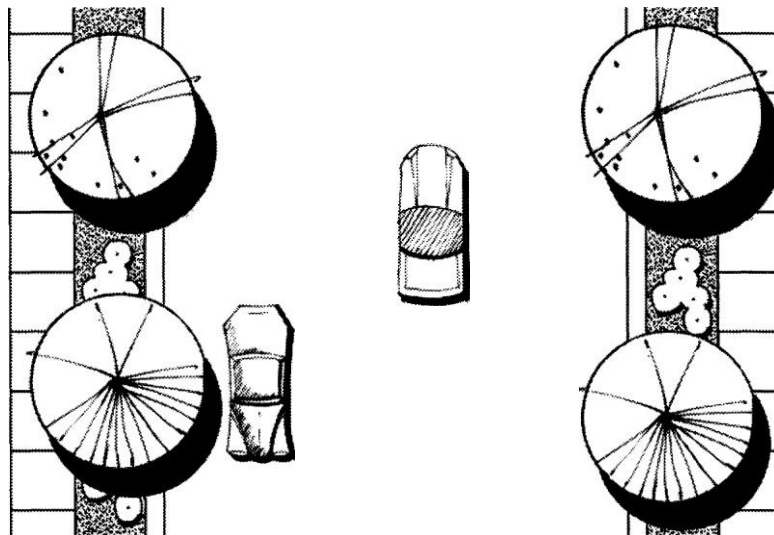
No Scale
01.11.07



WALK		TRAVEL LANE	TRAVEL LANE	PARKING		WALK
5'	7'	14'	14'	8'	7'	5'
PARKWAY		CURB TO CURB			PARKWAY	
12'		36'			12-13*	
RIGHT OF WAY						
74'.. /60'/51'..						

* 3' parkway with no sidewalk.
with 14' left turn lane at Harmony Grove Rd.

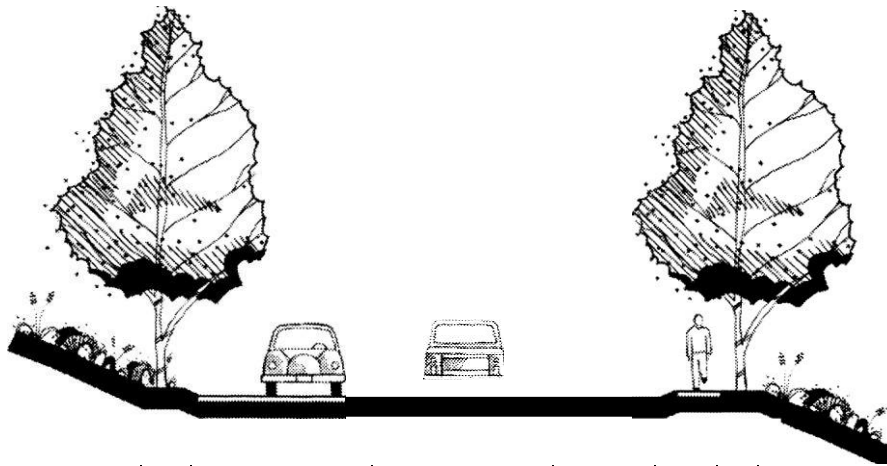
Cross Section



Plan View

Figure 20
Street Design
Modified Residential Collector A (30mph)
Harmony Grove Village

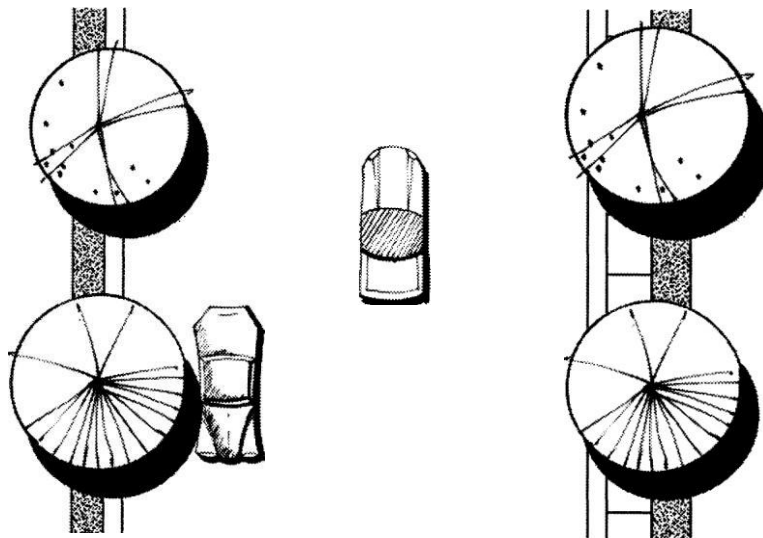
No Scale
01.10.07



	TRAVEL LANE	TRAVEL LANE	PARKING	WALK	
	14'	14'	8'	5'	3'
PARKWAY	CURB TO CURB			PARKWAY	
4'	36'			8'	
	RIGHT OF WAY				
	50' (44'/4B)''				

* 44' graded width as shown on plans

Cross Section



Plan View

Figure 19
Street Design
Modified Residential Road/Cul-de-sac (30 mph)
Harmony Grove Village

F. LANDSCAPE DESIGN

1. Landscape Design Concept

Generally speaking, Harmony Grove Village is visually contained because it is surrounded by hillsides. This visual containment creates an opportunity for a subtle blending of community and geographic boundaries. When selecting planting material, consideration must be given to: native coastal sage and citrus and avocado orchards which once cascaded down hillsides; groves of eucalyptus which accent the skyline; mature oaks and sycamores which follow water courses through the site; and most importantly, natural land forms.

2. Landscape Zones

The landscape design for Harmony Grove Village is derived primarily from natural land forms, local conditions, and some recognition to the agricultural operations - particularly the orchards - that once characterized portions of the area. Thus a series of landscape zones has been created which reflect on-site conditions: Valley, Hillsides, Groves, Riparian, and Transitional.

a. Valley Landscape Zone

Lower elevations of Harmony Grove Village - what is essentially the central valley of the project - will have a traditional landscape character and employ an eclectic selection of plant material that will be permanently irrigated. This is probably the most colorful and vibrant of the various Harmony Grove landscape zones. Notable landscape features in this area are:

Central Park- The large park will include an open lawn, a collection of large specimen trees to provide scale, shade, and historical context and a bandstand-type structure as a focal point for community activities.

Streetscapes - Streetscapes will be handled as if they were a smaller scale neighborhood, offering variety and detail. Formal street tree spacing will define pedestrian circulation and provide shade. Where appropriate, the landscape will be designed to optimize energy savings, providing shade to the homes in the spring and summer and allowing light in the fall and winter. Carefully selected plant species will minimize water consumption in the landscape.

Harmony Grove Road/Country Club Drive/Village Road - The character of these major roadways will reflect the rural history of the

site. The landscape of these major circulation elements will be comprised of formal rows of California Pepper interrupted occasionally with informal groups of Oak, Sycamore, and Brisbane Box, and pastures with rail fences. The private pastures of some lots will provide a landscape setback from Harmony Grove Road. Details such as wood rail fences and low stone walls will reinforce the rural theme.

Community Parks - Because of the proximity of Escondido Creek to the to parks south of Harmony Grove Road, the park planting program will include Oak, Sycamore and Poplar species.

b. Hillside Landscape Zone

The Hillside Landscape Zone includes the hillsides that surround the valley. Landscaping within this area will be informal and include groves of predominantly tall, open trees. Trees near homes will be selected and sited to provide shade and scale while framing views to the valley. The western and southern edges will transition to Coastal Sage communities. An informal arrangement of plant materials will respond to the functional requirements of equestrian environments while providing an overall rural character. For the sidewalks, materials such as concrete or stabilized decomposed granite will be used.

c. Grove Landscape Zone

The northernmost portion of Harmony Grove Village include areas where commercial citrus and avocado groves once flourished. Some of the remaining groves will be retained in and around the homes and additional trees of like or compatible species will be planted as streetscape and buffer. Landscaping around residences will be designed to optimize energy savings, providing shade to the homes in the spring and summer and allowing light in the fall and winter. Native/naturalized plant species will be employed to minimize water consumption. Sidewalks will be made of materials such as stabilized decomposed granite.

d. Riparian Landscape Zone

Water courses which traverse the site will be used to support riparian habitat. This habitat is characterized by large oak, sycamore and poplar. The habitat which currently exists will be retained and, where appropriate, augmented, to create a major visual amenity for the community

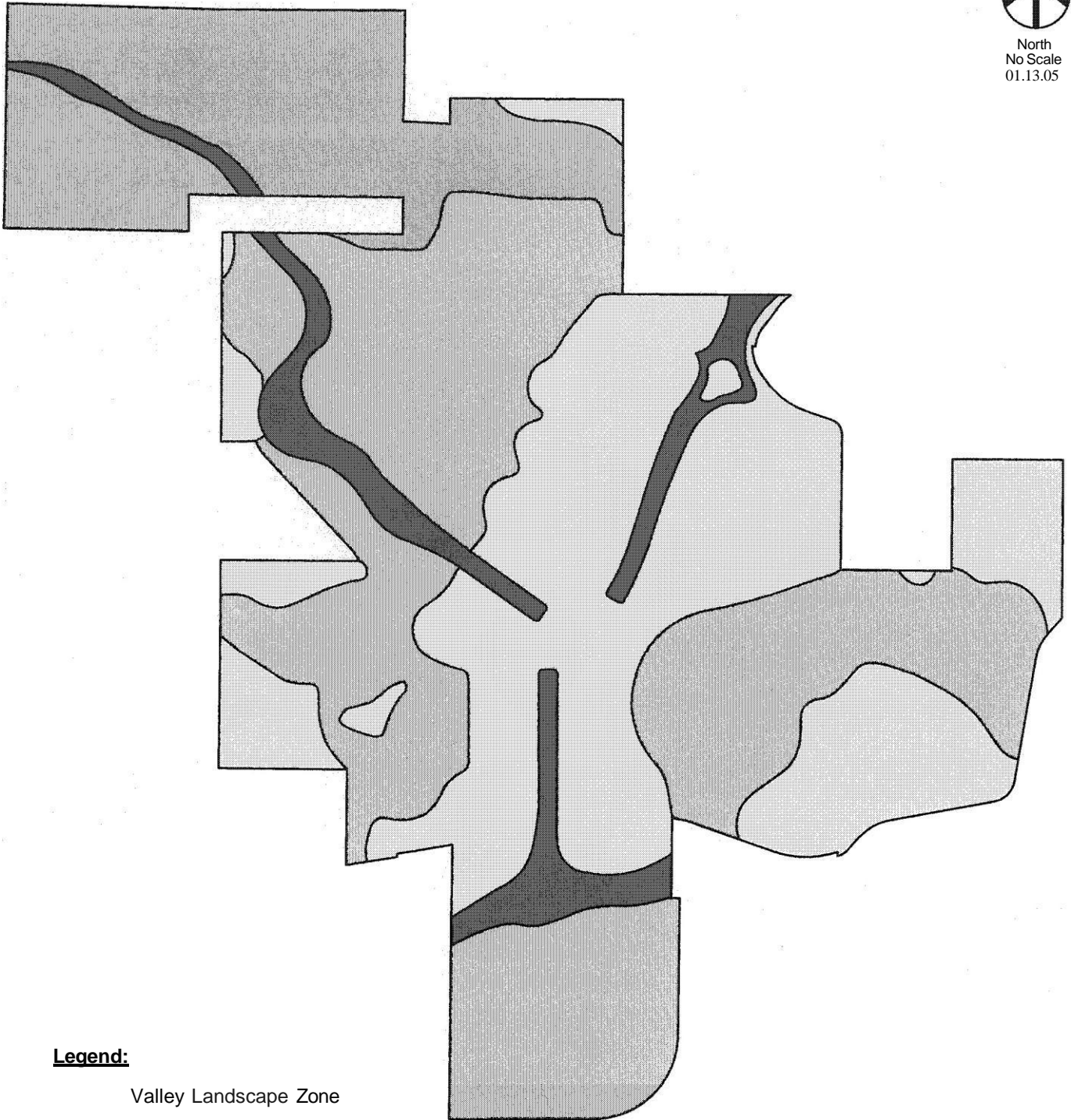
e. Natural/Transitional Landscape Zone

Large open areas that typically lie at the perimeter of the project will be used to transition from the Harmony Grove Village ornamental plant

palette to native vegetation. To a more limited extent, some of these transitions also occur within internal project areas, and not merely at the project edges. As part of this program, a general assessment of the health of on-site trees will be made and steps taken to encourage their continued survival. While low water use plant materials will be employed, some of these transition areas will require irrigation on a temporary or permanent basis.



North
No Scale
01.13.05



Legend:

- Valley Landscape Zone
- Oli) Hillside Landscape Zone
- Oli) Groves Landscape Zone
- Riparian Landscape Zone
- | i . | Natural/Transitional Landscape Zone

Figure 21

Landscape Zone Plan

Harmony Grove Village

Source: Burton Landscape Architecture Studio

TABLE 15: LANDSCAPE PALETTE

Typical Valley Landscape Zone Palette

- **Primary Theme Streetscape (Harmony Grove Road, Country Club Drive, and Village Road)** - The primary streetscape tree is the California Pepper. It is to be planted in formal rows, occasionally interrupted with small groves of Oak, Sycamore Brisbane box, or similar trees.
- **Internal Village Streetscape** - Within Harmony Grove Village, the streetscape is to be planted with small to medium size canopy trees, primarily broadleaf evergreen, in formal rows. Acceptable species include but are not limited to:

Acacia pendula	Weeping Acacia
Agonis flexuosa	Peppermint Tree
Arbutus unedo	Strawberry Tree
Cinnamomum camphora	Camphor Tree
Fraxinus angustifolia 'Raywood'	Ash
Lagerstroemia species	Crape Myrtle
Liquidambar styraciflua 'Festival'	American Sweetgum
Magnolia grandiflora 'Majestic Beauty'	Southern Magnolia
Quercus virginiana	Southern Live Oak
Ulmus parvifolia	Chinese Elm

Typical Hillside Landscape Zone Palette

Planting is to be done in informal groves with Brisbane box and smaller evergreen trees. Acceptable species include but are not limited to:

Pinus halepensis	Aleppo Pine
Quercus agrifolia	Coast Live Oak
Tristania conferta	Brisbane Box

Typical Grove Landscape Zone Palette

- **Existing Groves** - Citrus and avocado groves not affected by development are to be maintained as long as reasonable and feasible.
- **Newly Planted Groves** - Disturbed areas adjacent to streets are to be planted with non-fruiting trees. Acceptable species include but are not limited to:

Arbutus unedo	Strawberry Tree
Cassia leptophylla	Gold Medallion Tree
Eriobotrya japonica	Loquat
Olea europaea	Olive
Rhus lancea	African Sumac

(TABLE 15, continued)

Typical Riparian Landscape Zone Palette

Mostly newly-planted drainage and detention areas contain sycamore, oaks, cottonwoods and other appropriate small trees, shrubs and groundcovers. Acceptable species include but are not limited to:

Alnus rhombifolia	White Alder
Laurus nobilis	Sweet Bay
Platanus racemosa	California Sycamore
Populus fremontii	Western Cottonwood
Prunus ilicifolia lyonii	Catalina Cherry
Quercus agrifolia	Coast Live Oak
Salix species	Willow
Sambucus mexicana	Blue Elderberry

Typical Natural/Transitional Landscape Zone Palette

- **Transition Planting Zones** - Generally, these are plantings with lower growing trees that are native or indigenous and blend with natural or more ornamental landscapes. Acceptable species include but are not limited to:

Heteromeles arbutifolia	Toyon
Malosma laurina	Laurel Sumac
Quercus species	Oak
Rhus integrifolia	Lemonade Berry

- **Native Landscape** - Vegetation in these areas are primarily grasses and Coastal Sage Scrub, but with some significant Oak Woodland

Special Use Areas Landscaping

- **Parks, Recreation Ares, Equestrian Facilities** - Special Use Areas include public parks, public and private equestrian facilities, and private recreation areas. Special Use Areas contain an informal and eclectic mix of treeforms to provide shade and a backdrop for ongoing functions. Acceptable species include but are not limited to:

Calocedrus decurrens	Incense Cedar
Cedrus deodara	Deodar Cedar
Ginkgo biloba (male trees)	Maidenhair Tree
Magnolia grandiflora	Southern Magnolia
Quercus suber	Cork Oak

- **Windrow** - Windrows provide a visual buffer and are made up of tall vertical trees such as Lombardy Poplar.
- **Pasture/Meadow** - Coverage within pastures and meadows is predominantly composed of lower grasses, wildflowers, and groundcovers with occasional tree masses.

3. Specialized Landscaping

a. Private Residential Lots

While there are a range of housing types and sizes within Harmony Grove Village, all of their architecture falls within a rural vocabulary. The landscape architecture will support this rural paradigm by using informal arrangements of plant materials in the broader community, with a more formal, tended landscape closer to the homes. The common area for any clustered residences will employ a low water use, native/naturalized palette of plant materials. Trees will be located so as to provide shade for structures and outdoor spaces in the spring and summer months, while allowing sun in the fall and winter months.

b. Village Center Core Area

The streetscape of the village core area will evoke a small scaled rural setting through the use of street trees and street furnishings characteristic of the Harmony Grove Village landscape. Hardscape will be concrete. Streetlights will be pedestrian scale and of a design consistent with the rural vision for the project.

c. Wastewater Reclamation Facility

Landscape will be the screening element for the proposed Wastewater Reclamation Facility. Trees such as Brisbane box will be used with native shrubs. An informal arrangement will provide visual buffering of the facilities while also blending with the character of the overall Harmony Grove Village landscape.

4. Lighting

Consistent with the rural character of Harmony Grove Village, street lighting will be minimal and understated. Themed streetlight fixtures will be used in the commercial areas, parks and at intersections. Rural standards for street lighting will be followed and the County Dark Sky ordinance will be observed. Accent lighting will be used only in park and recreation areas.

The primary objective of street and common area lighting within the Specific Plan area is to preserve the rural character of the area while establishing a design vocabulary that relates well to the human scale. By modulating the height, material and quality of the light projected from the fixtures, a thematically coherent lighting design will be a key element in reinforcing the overall rural character.

The lighting design will meet all County Ordinance related to light pollution and safety. It is critical that the scale and material of the fixtures combine to enhance the overall theme of the project and provide a sense of authenticity. Materials may include metal, wood, composite material and masonry.

There are two major distinctions in the lighting fixture characteristics. The project entries/intersections and major streets will receive taller, higher intensity light fixtures than the interior streets. All of the light fixtures will mesh in theme although there may be slight variations to accentuate the more dense interior areas such as the mixed use core from the more estate-like quality of the Groves.

A Lighting Plan will be prepared and submitted to the County which describes the general character and theme of the light fixtures and define how they will vary in public parks, residential area, commercial areas, etc.

See Figure 22, *Street Lighting*.

5. Walls and Fences

a. Horse and Corral Fences

The equestrian elements throughout the community will be integral in defining the rural character of Harmony Grove Village. Rail fences will be a unifying feature and will be seen in a variety of circumstances, as trail keepers and pasture fences. The details of the rail fences may vary slightly across the project, but will always be detailed in a historical equestrian style.

b. Site Walls

A component of the landscape infrastructure will be low stone freestanding and retaining walls. In keeping with stone walls which existed on the project site, the Harmony Grove Village walls will be constructed from stone or similar cultured stone. Stone walls may be used to delineate entries and accent points and to bring detail to the common elements of the project. Additional site walls between or adjacent to homes may be slumpstone masonry walls, stucco walls, or walls designed to reflect nearby architecture. See Figure 23, *Wall and Fence Typical*s.

The primary role of walls and fences is to establish a sense of place while enhancing the overall rural character of the development. The walls and fences that occur throughout the project are designed to provide a sense of authenticity and act as a thread of continuity.

At the same time, the very character of the walls and fences is strongly affected by an overall goal is to provide as much view-through opportunities as possible. The key design intent is to emphasize openness and to enhance community.

In areas where residential density is highest, the need for privacy between adjacent units is greatest. As a result, consideration must be given to determining the appropriate height and the appropriate material for walls and fences. Then, as lots grow larger and residential densities decrease, the heights of walls and fences lower to respond to a more rural context.

Fence types include picket fences and post-and-rail fences for the higher density residences, and stone and masonry fencing for public areas. Variation in fence type is important to sustain visual interest.

In those areas where lots are larger, post-and-rail and post-and-mesh fence types are expected to be more common. In these instances, the characteristic of the walls and fences design shifts primarily from providing privacy to marking property lines. In these large lot areas, it is intended that the landscape and street scene appear open.

6. Signage

Consistent with the existing character of Harmony Grove Village, signage will be quiet and understated. Natural materials will be used in the design of the community signage in addition to other materials as appropriate. The goal of the signage program will be that of creating a sense of discovery. Rather than being a large scale, monumental community element, the signage of Harmony Grove Village will be integrated with the imagery of the rural landscape. See Figure 24, *Potential Signage Locations*.

7. Fuel Modification

Harmony Grove Village will adopt fuel modification zones to assure proactive and effective fire prevention. Fire resistant landscape design will provide required buffering while striving to maintain the visual and biological integrity of the native/naturalized plant communities.

A Fire Protection Plan must be prepared for and approved by the County which establishes a perimeter of defensible space around Harmony Grove Village to significantly limit the opportunity of fires from entering the community. The concept will rely on strategically locating roadways and brush management zones to provide the protection needed. Additionally, structures will employ fire protection measures such as non-combustible

and fire resistant materials and design elements to reduce or prevent damage to structures.

The Fire Protection Plan is expected to show three fuel modification zones:

Zone A is an irrigated wet zone immediately adjacent to homes and structures and typically planted with ornamentals;

Zone B is an intermediate, irrigated zone where plant material is of a low fuel volume; and

Zone C is a dry, non-irrigated zone where plant material is thinned and generally comprised of natives. It is the zone most distant from structures and represents the transition to open areas.

The Fire Protection Plan must include recommendations for:

Vegetation management and the creation of defensible zones around or adjacent to residential and non-residential structures, streets, trails, and biologically important areas;

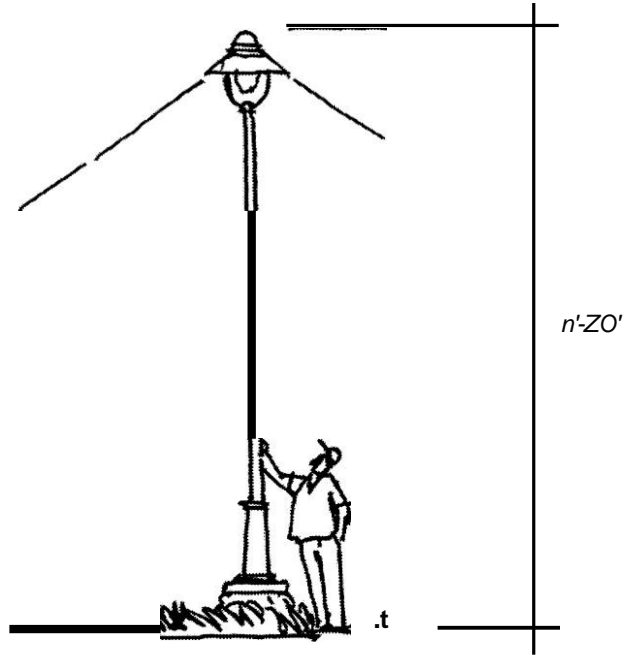
Desired and undesired plant palette as well as tree and shrub spacing in the project perimeter and interior, along streets and riparian areas;

Guidelines for construction methods and materials; and

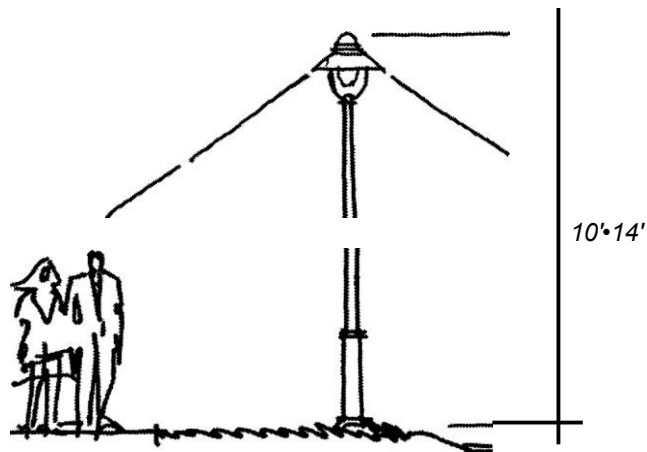
Fire fighter access and circulation.

Given the differences in the types of residential uses on site, the location of uses, the topography, the existing vegetation, and a series of other on-site conditions, the configuration of Zones A, B, and C will most certainly require flexibility in design.

For this reason, The Fire Protection Plan should allow for variation so that landscaping treatment can be provided to the variety of circumstances and situations that exist within Harmony Grove Village. It is particularly expected that variation will occur in regard to plant palette, tree spacing; and management strategies; and whether a lot is adjacent to an up or down slope, is an interior or exterior lot, is proximate to biological open space, and/or is located within a new or existing grove.



PROJECT ENTRIES AND MAJOR STREET/INTERSECTIONS



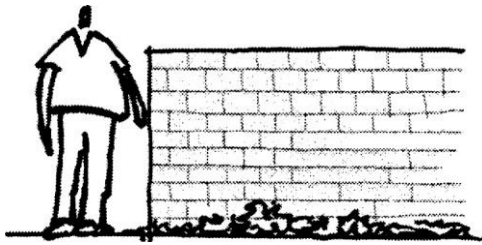
INTERIOR STREETS, PARKS, EQUESTRIAN FACILITIES

The lighting design for Harmony Grove Village will be in keeping with the rural spirit of the project and adhere to the San Diego County Light Pollution Code commonly known as the "Dark Sky Ordinance".

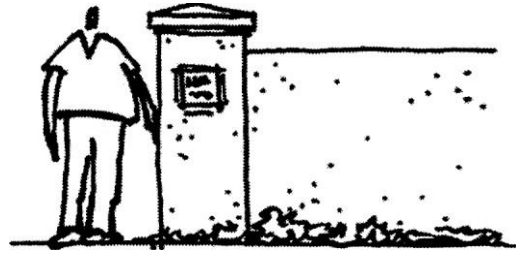
Source: Burton Landscape Architecture Studio

Figure 22
Street Lighting

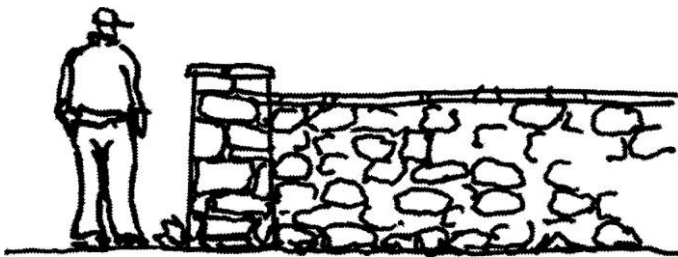
Harmony Grove Village



MASONRY WALL



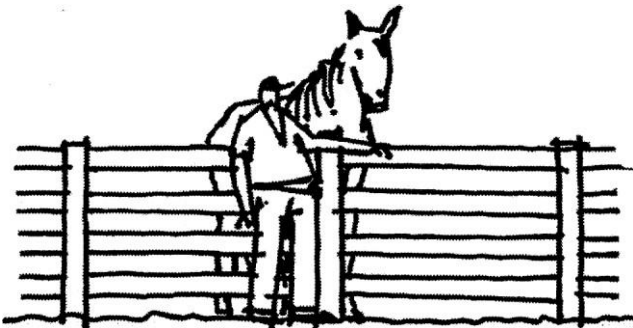
MASONRY WALL WITH STUCCO



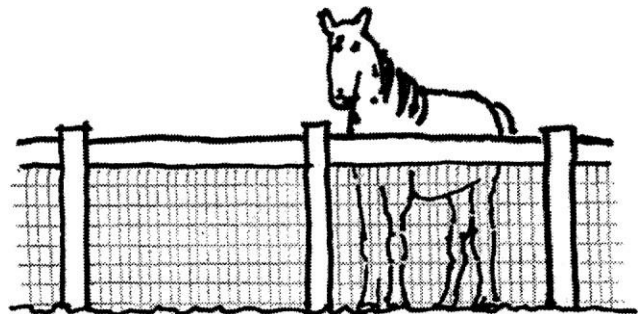
STONEWALL



PICKET FENCE



POST AND RAIL FENCE

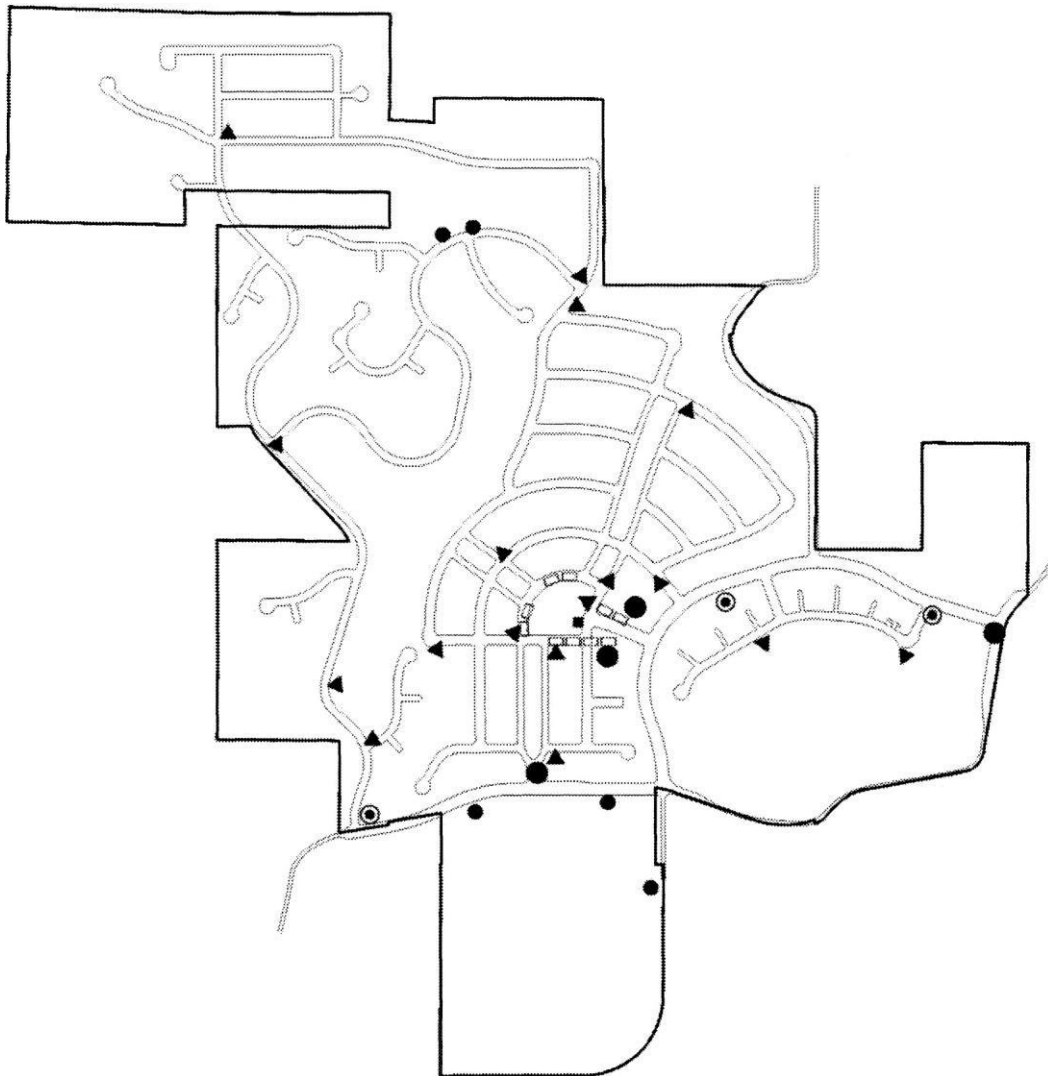


POST AND MESH FENCE

Figure 23

Wall and Fence Typicals

Harmony Grove Village



Legend:

- e** Primary Project Identity/Entry:
Project signage discreetly placed within low stone walls or pilaster landscape elements.
- @** Secondary Project Identity/Entry:
Similar to above but smaller in scale.
- Identity Signage:
Identifies various amenities in the project such as parks, recreation areas, equestrian facilities, trail heads etc. Integrated into low stone walls or stand alone signs, small in scale.
- A** Wayfinding signage integrated into themed family of street, directional and regulatory signage.
- oc.i** Village Center will have commercial uses and associated signage. Signage will be varied but small in scale, appended to the architecture as blade or surface mount signage.
- Historical Interpretation Signage, as appropriate

Figure 24

Potential Signage Locations
Harmony Grove Village

Source: Burton Landscape Architecture Studio

G. COMMUNITY SERVICES

The Harmony Grove Village Specific Plan will be served by public utilities and public services which are either extensions of existing facilities or the construction of new facilities necessary to provide the necessary capacity. These utilities and services are to be provided by agencies of the County of San Diego or existing districts.

1. Water Service

The entire 468-acre Harmony Grove Village Specific Plan project area is included in the Metropolitan Water District (MWD) and San Diego County Water Authority (SDCWA). Water service to the Harmony Grove Village Specific Plan will be provided by the Rincon del Diablo Municipal Water District (RdDMWD) through agreements between the Harmony Grove Village and RdDMWD for the construction of water facilities and provision of water service. RdDMWD receives its water from SDCWA via five connections to the Water Authority Aqueduct.

The proposed water service for Harmony Grove Village will be a system of underground waterlines within the project. Existing waterlines within the site will be removed and replaced with a network of onsite waterlines to service the proposed development. All waterlines will be designed in accordance with the appropriate water district standards.

2. Sewer Service

Harmony Grove Village will be served by a new onsite wastewater reclamation facility located within Planning Area 1. This facility will be owned, operated, and maintained by a public agency or district.

The Harmony Grove Village wastewater reclamation facility will be designed to provide tertiary treatment meeting requirements of Title 22, Division 4 of the California Administrative Code, for unrestricted irrigation reuse of the reclaimed water. The plant facilities are to be sited on a 9-acre site north of Harmony Grove Road and immediately east of Country Club Drive. In general, the facilities will consist of the plant itself, and an adjacent wet weather storage reservoir.

The wastewater reclamation facility will produce reclaimed water will be used within Harmony Grove Village for the irrigation of parks, parkways, major slope banks and other common area landscaping

Public access to the Harmony Grove Village wastewater reclamation facility and associated facilities will be restricted. The facility will be

operated by a public agency or district which will be responsible for public access and safety issues.

A Major Use Permit to permit the wastewater reclamation facility must be prepared and submitted to the County of San Diego to provide wastewater treatment/reclamation facilities for Harmony Grove Village.

The wastewater reclamation facility will collect and treat sewage from all portions of Harmony Grove Village except for Planning Area 4, the Equestrian Ranch, which will employ a septic system.

3. Schools

The entire 468-acre Harmony Grove Village Specific Plan lies within the jurisdiction of the Escondido Union School District (EUSD) serving grades K-8 and the Escondido Union High School District (ESHSD) serving grades 9-12.

All students generated by residential development within the Harmony Grove Village Specific Plan will be accommodated by existing or new schools within the Escondido area.

EUSD currently operates seventeen elementary schools and five middle schools. Escondido Union High School District currently operates three comprehensive high schools and two special continuation high schools. There is one independently-operated, public charter high school.

Harmony Grove Village will be served by the new Bernardo School for K-5 and students in grades 6-8 will attend Del Dios Middle School. High School students will attend San Pasqual High School. EUSD and EUHSD have issued letters of school facilities availability in conjunction with the proposed project.

EUSD and EUHSD have adopted student generation rates to estimate the number of students generated from proposed residential developments. The current total student generation rate is 0.78 students per single-family residential unit. For single-family units, this breaks down as 0.34 students in grades K-5 (elementary school), 0.18 students in grades 6-8 (middle school), and 0.26 students in grades 9-12 (high school).

Development of the Harmony Grove Village Specific Plan would generate approximately 580 total students with 253 elementary school students, 134 middle school students and 193 high school students.

TABLE 16 – PROJECTED STUDENT POPULATION*

Grade Level	Student Generation	
	Rate	Students
K-5	.34	253
6-8	.18	134
9 - 12	.26	193
	TOTAL	580

**Assumes 769 Single Family Homes*

The EUSD and the EUHSD will levy developer fees in accordance with Government Code Section 53080 and/or Section 65790 prior to the issuance of building permits to assist with the impact that the Harmony Grove Village Specific Plan will have on the schools.

4. Police Protection

The entire 468-acre Harmony Grove Village Specific Plan lies within San Diego County Sheriffs master beat number 367, which is serviced from the San Marcos Sheriffs Station located at 182 Santar Place in San Marcos. The station is approximately 4.5 miles from the project. Specific response times to Harmony Grove Village are not available. However, the Sheriffs Department has indicated that in urbanized areas of the unincorporated area of San Diego, the current goal for response time to a priority call is eight minutes or less. For all other calls, the current goal is 16 minutes or less. The Sheriffs Department has also indicated that the desirable law enforcement service level for unincorporated areas as a whole has been determined to be a 24-hour shift package consisting of seven patrol deputies, two detectives, one supervisor and one clerical support staff for each 10,000 resident population. The Public Facility Element of the County General Plan contains a general goal of the County developing facilities to support a service level of 4 patrol shifts per day per 10,000 population, or service area equivalent for commercial/industrial land uses.

The provision of sheriff department personnel is funded through the County's general fund, revenues for which come largely from property taxes. Residents of Harmony Grove Village will contribute their fair share toward police protection through the increased property tax valuation associated with new development

5. Fire Service

Most of the 468-acre Harmony Grove Village Specific Plan is within the Elfin Forest-Harmony Grove Village Fire District (EF-HGFD), CSA 107. A small portion of the site is within the San Marcos Fire Protection District.

The master property developer must negotiate an agreement for the provision of fire protection, fire fighting services and facilities, and emergency medical response for Harmony Grove Village. The agreement will address fire-related impacts associated with the project.

Automatic aid agreements for mutual fire protection support services will be negotiated between the HG-EFFD and the City of Escondido.

A Fire Protection Plan for Harmony Grove Village must also be prepared and submitted to the County of San Diego for approval. The plan must provide detailed fire protection standards for the development of the Harmony Grove Village Specific Plan area.

6. Solid Waste Collection

The County of San Diego does not provide collection service in the unincorporated area. Instead, under the County's Solid Waste Ordinance, the unincorporated area is divided into 27 permit areas which coincide with the sub-regional census tract areas for the County. Private collectors are issued permits within each designated area.

Solid waste collection from all uses within the Harmony Grove Village Specific Plan is to be provided by the Mashburn Sanitation Company. All recyclable materials and landscape vegetation will be collected separately and recycled through appropriate providers.

7. Power and Gas

San Diego Gas and Electric (SDG&E) provides both gas and electric service to the Harmony Grove Village Specific Plan area. SDG&E has anticipated growth within the Harmony Grove Village Specific Plan area and adequate gas and electric facilities can be made available to serve the proposed development.

8. Telephone

Pacific Bell provides telephone service to all development in the general area of Escondido, including the Harmony Grove Village Specific Plan area.

9. Parks and Recreation

The provision and implementation of both public and private parks and recreation facilities is discussed in detail in earlier portions of this Specific Plan.

All private parks and recreation facilities within the Harmony Grove Village, as identified in this Specific Plan, will be owned by a property owners association to be established for the community. All private parks will be maintained by that association or by a lighting and landscaping assessment district or similar district to be established for the community.

All public parks within the Harmony Grove Village, as identified in this Specific Plan, will be dedicated to the County. Improvements to public parks and private parks will be made per County ordinance. All public parks will be maintained by the County utilizing a lighting and landscaping assessment district or similar financing mechanism to be established for the entire Specific Plan area.

10. Other

With respect to new development proposals, the Public Facility Element in general directs the County to determine the relationships between new growth and the need for services; to establish the legal and technical basis of a region-wide development impact fee; and, to seek region-wide implementation of that impact fee.

With respect to the funding of animal control, libraries, child care, courts and jails, social services, health, senior services, and county administration facilities, no region-wide development impact fees have been established by the County or other jurisdictions at this time. New development within Harmony Grove Village will contribute its fair share through the increased property tax valuation associated with the development.

IV. IMPLEMENTATION

A. CONCEPTUAL PROJECT PHASING PLAN

It is anticipated that Harmony Grove Village will develop in three phases over a six-to-eight year period. Actual market demands and the pace at which logical and orderly installation of roadways, utilities and infrastructure occur will effect overall development.

Figure 25, *Conceptual Project Phasing*, illustrates the anticipated development approach, although it is not the final statement regarding actual development sequence. Given the fluctuations and uncertainties of market demand and sequencing issues that may be associated with infrastructure, the phasing program is subject to change.

As a matter of course, development will occur in units smaller than Planning Areas or the phases shown in Figure 25, *Conceptual Project Phasing*. As part of final map recordation and actual construction, it must be shown that development has adequate vehicular access as well as public facilities and infrastructure to serve occupied dwelling units, and/or as necessary for public health and safety.

B. IMPLEMENTING PERMITS

A single Major Use Permit may be submitted for all residential areas within Harmony Grove Village. Separate major use permits are required for the Equestrian Ranch (Planning Area 4), the wastewater reclamation facility, and the institutional use which develops in the northeastern portion of Planning Area 1. Site plans are required for all commercial development and for the fire station.

Prior to recordation of any final map, the following plans shall be submitted to the San Diego County Department of Planning and Land Use for review and processing:

- Final Grading Plan
- Street Improvement Plan
- Wet and Dry Utility Plan



North
No Scale
01.10.07

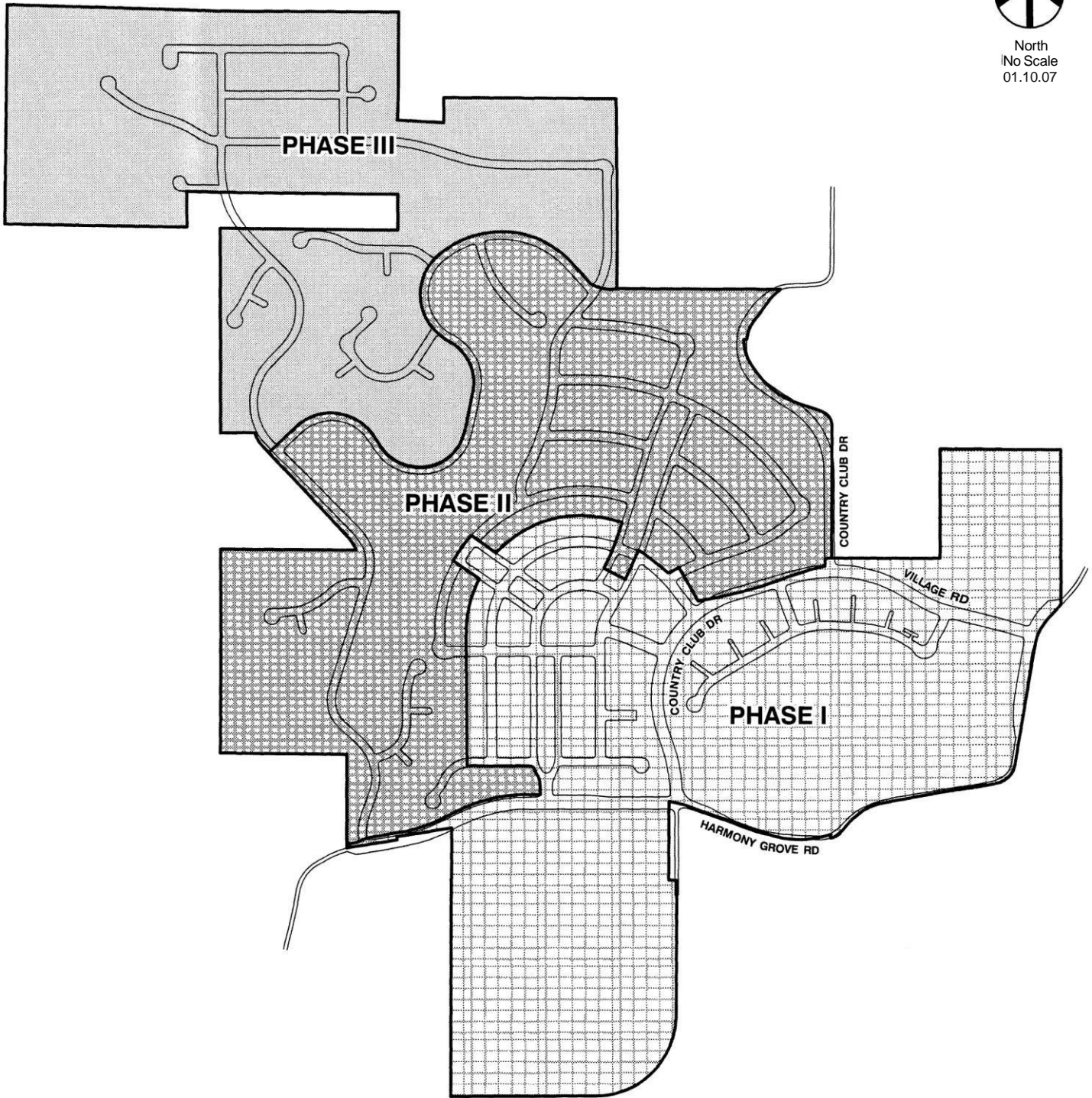


Figure 25

Conceptual Project Phasing

Harmony Grove Village

C. COMMUNITY FACILITY FINANCING PLAN

To finance the community facilities described in this Specific Plan, the master developer may propose to initiate proceedings to form one or more Public Financing Districts (as defined below) with one or more public agencies to finance all or a portion of the cost of the design, engineering, property acquisition, construction and maintenance costs of those community facilities pursuant to applicable law.

In connection with the Public Financing Districts, the developer may authorize (i) the levy of assessments (special, benefit, or other), special taxes, fees and/or charges on property within the Project, and (ii) the issuance by the Public Financing Districts or other local agencies of Bonds (as defined below) secured by said assessments, special taxes, fees, and/or charges, or by the property in the Project.

For purposes of this section, the term "Public Financing Districts" means any assessment district, community facilities or other special tax district, infrastructure financing district, maintenance district or other similar financing district created to finance improvements, fees or services, or refund or refinance Bonds.

Moreover, for purposes of this section, the term "Bonds" means any obligation to repay a sum of money, including obligations in the form of variable- or fixed-rate bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, which obligation may be incurred by or on behalf of the Public Financing District or any other municipal issuer under any act, including, but not limited to, the Marks-Roos Local Bond Pooling Act of 1985, the Mello-Roos Community Facilities Act of 1982, the Improvement Bond Act of 1915, and the Refunding Act of 1984 for 1915 Improvement Act Bonds.

D. CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES

The construction and maintenance responsibilities of the facilities and infrastructure within Harmony Grove Village will be divided among the master developer, the Property Owners Association (POA), the County, and existing and future districts, depending on the use benefit. Table 17, *Construction and Maintenance Responsibilities for Facilities and Infrastructure*, describes anticipated construction and maintenance responsibilities.

Table 17 – CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES FOR FACILITIES AND INFRASTRUCTURE				
	Construction	Maintenance	Ownership	Access
Public Roads		Count	Count	Public
Private Alleys		POA	POA	Public
Off Site Road Improvements	Developer+ Fair Share Contributions	County	County	Public
Parks	Developer	County / District	Count	Public
Rehabilitated Creeks	Developer	County / District	Count	Public
Multi Use Trails	Developer	County/District/ Public Agency	County	Public
POA Equestrian Boarding Facility	Developer	POA	POA	Public/Private
Landscape Parkways	Developer	PONDistrict	Count	Public
POA Recreation Areas	Developer	POA	POA	POA
Natural/Naturalized Open Space	Developer	County/District/ Public Agency	County	Public
Landscaped Open Space	Developer	PONHome-owner	PONHome-owner	Private
Water System	Developer	RDDMWD	ROD Water District	N/A
Sewer System	Developer	County/District	Existing Agency	N/A
Reclaimed Water System	Developer	RDDMWD	Existing Agency	N/A
Storm Drain System	Developer	County / District	Count	N/A

E. MINOR MODIFICATIONS TO THE SPECIFIC PLAN

Minor modifications to the Specific Plan are permitted without subsequent approval under the following conditions:

- Any shift of units from one Planning Area to another must not constitute an increase/decrease in units greater than (+/-)10% from the original unit count assigned to a Planning Area as shown on Figure 6, and does not exceed the total of ~~769~~742 residential units.
- The modification must not result in a change greater than (+/-)10% to any of the acreage categories in Table 7, *Land Use Acreage*:
 - Residential Development
 - Commercial Development
 - Institutional Use
 - Equestrian Use
 - Open Areas
 - Other: Public and Private Streets/Alleys
- Any increase/decrease in the number of Live/Work units must be balanced by the total amount of commercial square footage, such that the resulting trip generation for the Specific Plan area of 9,290 ADT is not exceeded.
- All uses must be consistent with applicable zoning and compatible with adjacent uses.
- New housing types may be introduced within Harmony Grove Village so long as they are substantially similar to existing allowed housing types.
- Modifications are permitted to road alignments when they are recommended or required by the County as conditions of approval of Harmony Grove Village development.

F. ZONING

Proposed zoning for Harmony Grove Village is shown on Figure 26.

G. CURRENT URBAN DEVELOPMENT AREA (CUDA)

The proposed Current Urban Development Area (CUDA) is shown on Figure 27. This new CUDA involves moving the urban limit line to include Harmony Grove Village.

H. GENERAL PLAN DESIGNATION

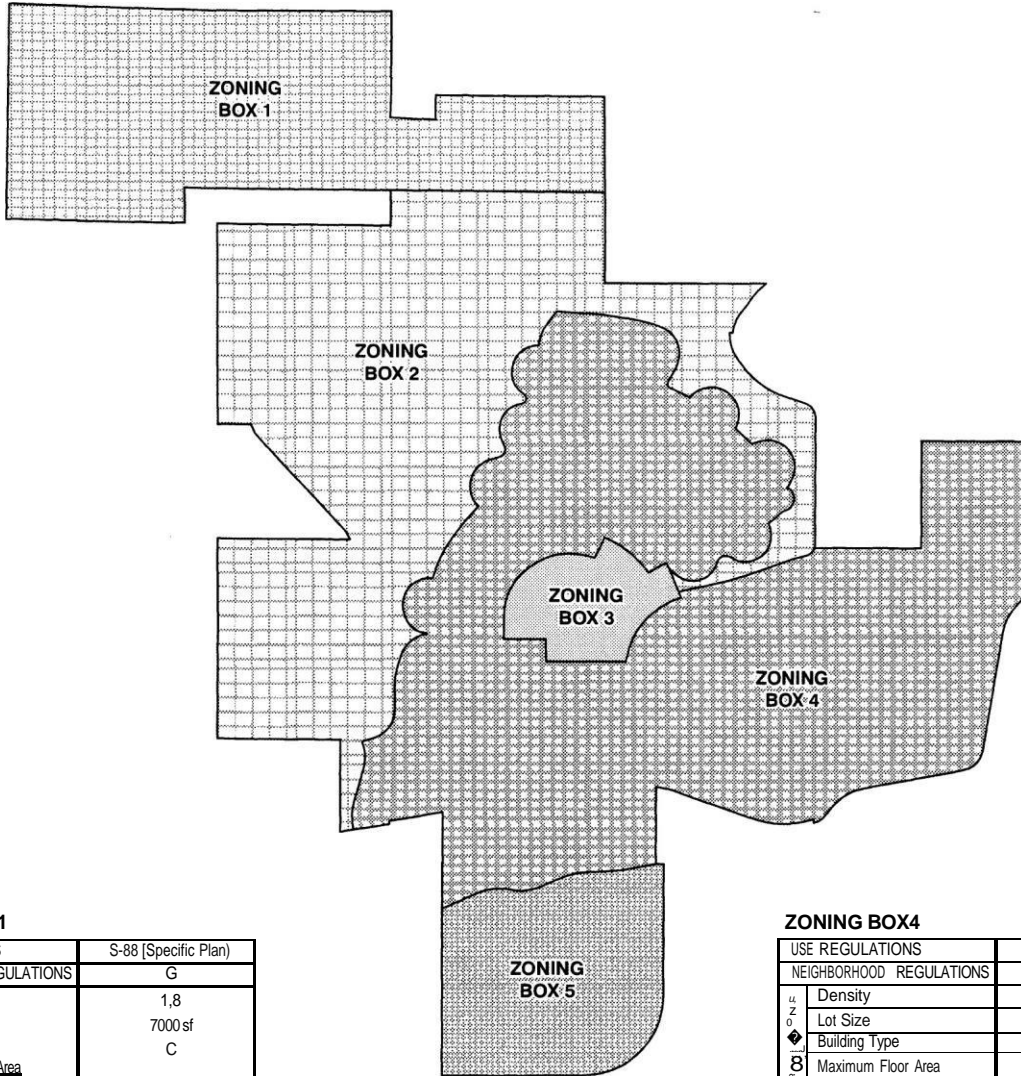
Proposed changes to the San Diego County General Plan map, as discussed in Chapter II of this specific plan, are shown graphically on Figure 27 as well.

In addition, the following language is proposed for inclusion in the North County Metropolitan Subregional Plan:

Chapter 8 - Harmony Grove Village Specific Plan Area

Harmony Grove Village is a 468-acre primarily residential village that provides a range of for-sale housing to accommodate broad market needs. It contains a maximum of 742 detached residential units, resulting in an average gross density of 1.6 dwelling units per acre. Residential lots range in size from under 3,000 square feet to over two acres. The live/work unit calculations are to be factored in addition to the total unit count.

Harmony Grove Village includes a pedestrian-oriented mixed use core - which combines commercial, residential, live/work, recreational, and public uses - as well as parks, open space, a public multi-use trail system, equestrian facilities, and other community amenities. Development within Harmony Grove Village is governed by the adopted Harmony Grove Village Specific Plan, permits, and applicable government regulations.



ZONING BOX 1

USE REGULATIONS	S-88 [Specific Plan]
NEIGHBORHOOD REGULATIONS	G
Density	1.8
Lot Size	7000 sf
Building Type	C
Maximum Floor Area	
Floor Area Ratio	
Height	
Coverage	
Setback	V
Open Space	
SPECIAL AREA REGULATIONS	

ZONING BOX 4

USE REGULATIONS	S-88 [Specific Plan]
NEIGHBORHOOD REGULATIONS	L
Density	9.0
Lot Size	2200 sf
Building Type	C
Maximum Floor Area	
Floor Area Ratio	
Height	J
Coverage	
Setback	V
Open Space	
SPECIAL AREA REGULATIONS	D (Institutional/Commercial Use Only)

ZONING BOX 2

USE REGULATIONS	S-88 [Specific Plan]
NEIGHBORHOOD REGULATIONS	L
Density	2.5
Lot Size	2200 sf
Building Type	C
Maximum Floor Area	
Floor Area Ratio	
Height	J
Coverage	
Setback	V
Open Space	
SPECIAL AREA REGULATIONS	

ZONING BOX 3

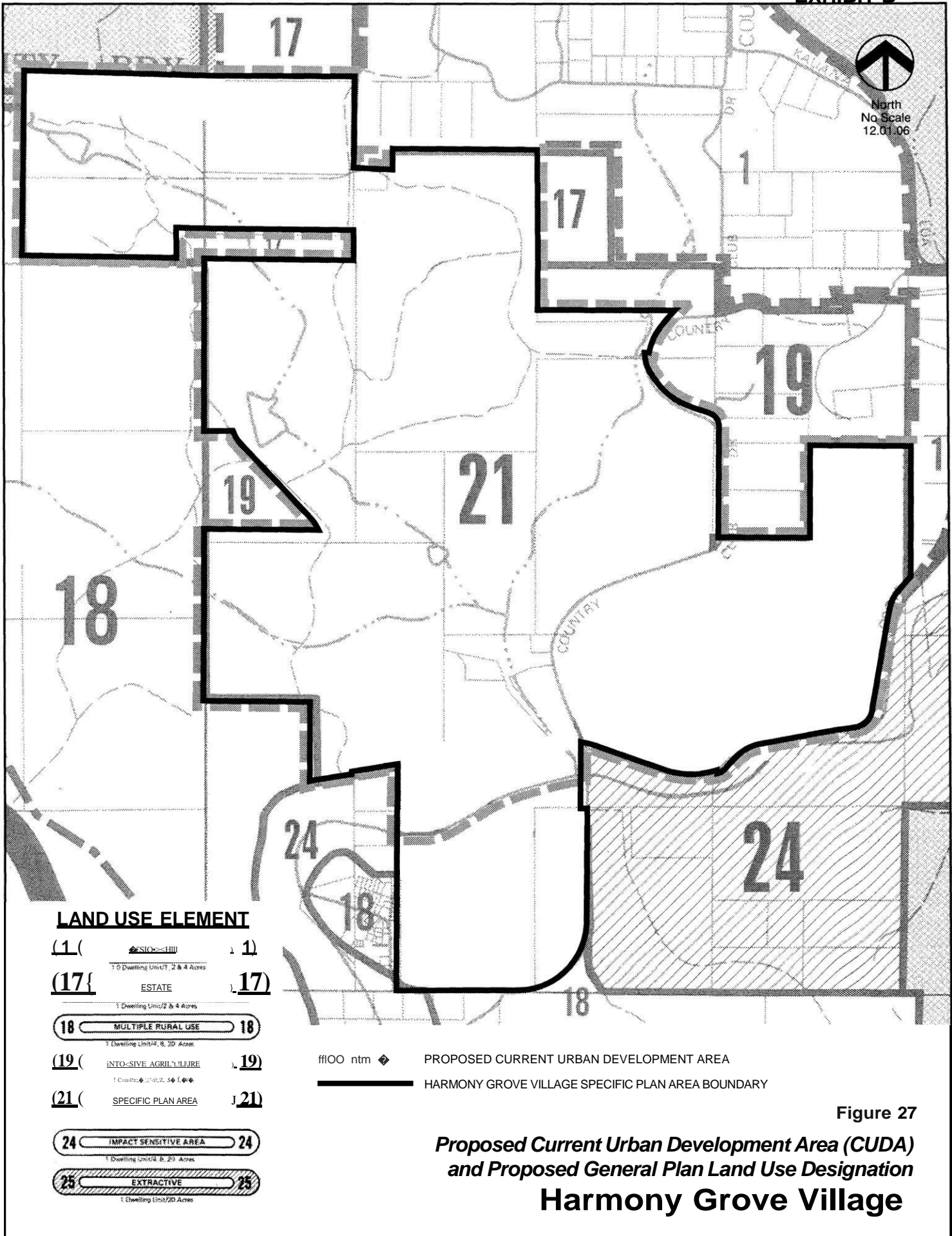
USE REGULATIONS	S-88 [Specific Plan]
NEIGHBORHOOD REGULATIONS	A
Density	20.0
Lot Size	2200 sf
Building Type	C
Maximum Floor Area	
Floor Area Ratio	
Height	J
Coverage	
Setback	V
Open Space	
SPECIAL AREA REGULATIONS	D (Commercial Use Only)

ZONING BOX 5








USE REGULATIONS	S-88 [Specific Plan]
NEIGHBORHOOD REGULATIONS	X
Density	0.4
Lot Size	1 ac
Building Type	C
Maximum Floor Area	-
Floor Area Ratio	-
Height	J
Coverage	-
Setback	V
Open Space	-
SPECIAL AREA REGULATIONS	-

Figure 26

**Proposed Zoning
Harmony Grove Village**



LAND USE ELEMENT

- (1) () 1
1-0 Dwelling Units/1.2 & 4 Acres
- (17) () 17
ESTATE
1 Dwelling Unit/2 & 4 Acres
- (18) () 18
MULTIPLE RURAL USE
1 Dwelling Unit/4, 8, 20 Acres
- (19) () 19
INTENSIVE AGRICULTURE
1 Cow/acre/1/4 to 2.50 F.U./acre
- (21) () 21
SPECIFIC PLAN AREA
- (24) () 24
IMPACT SENSITIVE AREA
1 Dwelling Unit/4, 8, 20 Acres
- (25) () 25
EXTRACTIVE
1 Dwelling Unit/20 Acres



-  PROPOSED CURRENT URBAN DEVELOPMENT AREA
-  HARMONY GROVE VILLAGE SPECIFIC PLAN AREA BOUNDARY

Figure 27
**Proposed Current Urban Development Area (CUDA)
 and Proposed General Plan Land Use Designation
 Harmony Grove Village**

V. GOVERNMENTAL AUTHORITY AND PROCESSING

A. SANDIEGO COUNTY GENERAL PLAN CONSISTENCY

The Harmony Grove General Plan Amendment (GPA) was authorized by the Board of Supervisors on August 2, 2003. The applicant, New Urban West Management, LLC is filing concurrently with the General Plan Amendment, a specific plan, rezone, vesting tentative map and three major use permits to implement the project located on the 468-acre property.

This section of the combined GPAR/SPA text analyzes all of the applicable General Plan goals and policies which need to be assessed to most appropriately determine the consistency between the proposed Specific Plan, the General Plan Amendments, the existing General Plan elements, and the adopted North County Metropolitan Subregional Plan.

1. General Plan Elements

a. *Open Space Element*

The Open Space Element has four general goals including:

- # *Promote the health and safety of San Diego County residents by regulating the development of land.*
- # *Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.*
- # *Conserve open spaces needed for recreation, educational and scientific activities.*
- # *Encourage and preserve those open space uses that distinguish and separate communities.*

Project Consistency: The proposed changes to the Regional Land Use Element, the North County Metropolitan Subregional Plan, and the adoption of the proposed Specific Plan will result in the direct implementation of these Open Space Goals. There are minimal impacts to the steep-sloped areas, wetlands, and the biological and archeological resources. The proposed Specific Plan would conserve significant biological resources in the study area, including all of Escondido Creek and appropriate upland buffers, sage scrub and chaparral habitats in the southwestern and eastern portions of the project, and oak woodland along the southwestern drainage.

The regulatory process will ensure that the open space preservation program, and the design of the open space system allows for recreational and educational activities, particularly at proposed equestrian facilities, parks and along multi-use trails. The open space areas associated with Escondido Creek and its tributaries will remain and will continue to distinguish Harmony Grove Village.

The proposed project will conserve scarce natural resources and lands needed for vital natural processes, including freshwater marsh, riparian woodland, southern willow scrub, mulefat scrub, Diegan coastal sage scrub, coast live oak woodland, southern mixed chaparral and non-native grasslands, all considered to be sensitive vegetation communities by the County of San Diego.

Open Space Design of Private Lands

Goal 1 -Health and Safety

1. Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.

3. Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard, and high earthquake potential.

Project Consistency: The initial opportunities and constraints analysis identified all of the constrained areas, including the hazards identified above. Seventy-four percent of the site has slopes less than the county's steep slope definition, and the areas proposed for development generally avoid impacting the onsite steep slopes. Some of the onsite drainage features have been heavily disturbed by past agricultural operations. The project proposes to restore the drainage features so that they can perform both their biological and drainage functions. Areas that abut potential off-site fire danger zones will be buffered by fuel modification zones/limited building zones. All structures will meet Uniform Building Code requirements to minimize earthquake damage.

2. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams and groundwater supplies.

Project Consistency: The Specific Plan has been specifically designed to include enhanced and rehabilitated water courses. The implementing tentative map will be required to meet the stringent National Pollutant Discharge Elimination System (NPDES) requirements by implementing an authorized Stormwater Pollution Prevention Plan. In addition, the project will be required to submit a Storm Water Management Plan and Storm Water Maintenance plan, in conformance with the County of San

Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance/Stormwater Standards Manual. In addition, the project will implement an authorized Stormwater Pollution Prevention Plan pursuant to requirements under the National Pollutant Discharge Elimination System (NPDES).

Goal II - Conservation of Resources and Natural Processes

4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought and to protect air and water quality.

5. Encourage the conservation of the habitats of rare or unique plants and wildlife.

8. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shorelines, canyons, bluffs mountain peaks, and major rock outcroppings.

Project Consistency: As stated above much of the site has been highly disturbed by its previous uses that included a quarry, a dairy, egg and chicken ranching. As part of the opportunities and constraints analysis, all of the biological resources and natural features of the property were mapped and assessed. The proposed Specific Plan has been designed to conserve and preserve to the maximum extent possible the significant areas of native vegetation, steep slopes and major rock outcroppings.

6. Encourage the use of minor natural watercourses as local open spaces.

Project Consistency: There are two minor, un-named natural watercourses within the Specific Plan area. The proposed Specific Plan incorporates and substantially enhances both drainage features into the overall open space corridor system for the project.

Goal III - Recreation

12. Encourage the acquisition of historic sites (including unique archeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.

Project Consistency: A Cultural Resources Survey and Constraints Study was prepared for the Harmony Grove Village Project. One structure (Johnston/Ward House) was identified to have significant cultural value under County of San Diego's criteria. The structure will be relocated and restored for reuse within the project. Two prehistoric

sites were identified within the limits of the project study area. These two sites were disturbed and are not expected to be significant. However, a full cultural resources technical study is being prepared as part of the Environmental Impact Report process and will identify any potentially significant cultural resources.

Goal IV - Distinguish and Separate Communities

15. Encourage the use of open space to separate conflicting land uses whenever possible.

16. Encourage an intermingling of open spaces as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.

Project Consistency: The Specific Plan design maximizes the use of open space to separate and distinguish the neighborhoods within the Specific Plan. In addition the land use plan uses private open space along the periphery of the entire specific plan to separate and distinguish the project from the adjacent existing neighborhoods. The southern portion of the specific plan includes a large 36-acre private equestrian facility; while the western boundary is adjacent to land that are predominantly either large groves or undeveloped steep hillsides. Both natural and developed open space areas are featured in the design of the Specific Plan to create and enhance the individual neighborhoods.

17. Encourage development that is designed so as to include riding, hiking and bicycle trails.

Project Consistency: The Specific Plan includes within the developed areas a system of public multi-use trails that will connect key elements of the site with each other and link to existing and planned off-site trails. The proposal includes an 8-acre community park adjacent to the Escondido Creek that will permit future opportunities for multi-use trails to connect to subregional and regional systems.

An important policy in the "**Open Space Design of Private Lands**" chapter of the Open Space Element is the requirement that subdivision proposals which meet certain criteria and which require a General Plan Amendment be reviewed by staff to determine the extent to which open space lands can be provided. The policy states:

The goals and objectives (of the Element) can best be attained if 40% of the total private land in a proposed development is retained in open space... It is the intent of the plan that as a condition of any amendment to the Land Use Element...that open space be designed as part of the

plan amendmentIt is specifically intended that the developer be given the right to develop the remaining percentage of his property at a sufficiently higher density so as to compensate for the loss of density created by the open space requirement.

Project Consistency: The goal to retain 40 percent of the open space equates to the retention of approximately 189 acres in some form of dedicated open space. The Specific Plan proposes to retain 97 acres in natural open space, and an additional 92 acres in other forms of open space, including parks for a total of 189 acres which exceeds the County criteria. With the equestrian ranch proposed as part of the project, which includes 22 acres of recreation area, the grand total open space for the project equals 211 acres.

b. Land Use Element - Goals

The County Regional Land Use Element has a number of goals which relate to the assessment of the proposed Specific Plan. These include the following "Overall Goals":

1.1 Urban growth should be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the County can be retained.

Project Consistency: The 468-acre Harmony Grove Village Specific Plan is adjacent to the Current Urban Development Area (CUDA) boundary located on the west side of the City of Escondido. The project location, lack of steep slopes, and sensitive resource constraints and past uses make it an ideal candidate for conversion to urban uses and densities.

1.2 Growth should be phased with facilities.

Project Consistency: The 468-acre Harmony Grove Village Specific Plan Area has been included within the existing service districts for a number of years. The extension of development concurrently with the facilities needed to provide appropriate and adequate levels of service is a requirement of the Specific Plan and implementing permits. Approval of the project will assist local service providers in funding facilities many of which have already been contemplated.

1.3 Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.

Project Consistency: Although the specific plan does not propose to provide subsidized, affordable housing the plan will be providing a wide

range of housing types serving the wide range of market rate housing in terms of sizes and prices. In addition to providing smaller cottage homes on smaller lots, it is expected that some of the residents of the proposed 769 dwelling units will be moving "up" to newer homes thus making available a corresponding amount of existing housing available in the community. The project therefore cumulatively contributes to the provision of affordable and balanced housing opportunities in this Subregional Plan area.

1.4 Urban areas of the unincorporated area should be encouraged to either annex to an adjacent city or incorporate and that urban levels of service be provided in an efficient manner and be financed using equitable financing mechanisms.

Project Consistency: The 468-acre Harmony Grove Village Specific Plan Area is not within LAFCO's adopted Sphere of Influence for the City of Escondido, and therefore cannot annex to the City. The property, because of its size, cannot be considered a logical candidate for incorporation. Pursuant to the Public Facilities Element of the County General Plan and this Specific Plan, the provision and funding of urban levels of service will be required in a manner which will implement this policy.

In addition to the overall goals, the Land Use Element includes a number of other goals which apply:

2.2 Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban area.

Project Consistency: Land Use Goal 2.2, a part of the original 1979 plan text calls for future urban development to be located adjacent to existing urban uses. This is clearly the case with the proposed Specific Plan because existing urban development, both within the County and within the City of Escondido, abuts the property along its eastern boundary. In addition, Goal 2.2 calls for the "maximum use" of underutilized lands within existing urban areas. While the overall density designator of 1.58 DU/Acre is a relatively low density for a designated urban area, the actual density of development within the developed area is safely within a range that can be described as maximizing the use.

2.6 Insure the preservation of contiguous regionally significant open space corridors.

3.1 Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.

Project Consistency: The regionally significant open space corridor associated with Escondido Creek is proposed to be retained in its natural condition through the project area. A majority of the Specific Plan area is proposed within an area currently disturbed by agricultural operations (i.e., egg ranches, a dairy, equestrian uses, and orchards). Sensitive natural resources and habitat found along the Escondido Creek tributaries and in currently undisturbed/undeveloped areas are proposed to be preserved or enhanced to the greatest extent possible. A significant portion of the Specific Plan is proposed to be dedicated to recreational and open space uses, including equestrian facilities, parks, recreations centers and multi-use trails.

3.2 Promote the conservation of water and energy resources.

Project Consistency: The onsite Wastewater Reclamation Facility - Major Use Permit will require the recycling of 100 percent of the treated wastewater to California State Title 22 standards. The use of recycled water will produce a number of tangible benefits to the Harmony Grove Village Specific Plan neighborhoods and the county as a whole. Using recycled water to irrigate all of the major landscaping results in a substantial reduction in the demand for the use of imported water. In addition, the use of recycled water will allow a much broader and intensive landscape palette to be used resulting in a more varied and interesting urban environment.

4.1 Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools, and roads to accommodate anticipated development.

4.2 Assure that facilities and services provided by all agencies are coordinated in their timing, location, and level of service.

Project Consistency: With the adoption of the Public Facilities Element, the County has a mechanism to ensure that not only will the necessary services be provided concurrently with need, but that the developer coordinate with the service agencies for the actual provision of services. The Resolution of Approval for the specific plan, and the implementing maps and permits will all be conditioned to assure the efficient, economic and timely provision of public services required to implement the project.

5.4 Coordinate planning efforts with the cities of the region to develop compatible land use strategies.

Project Consistency: The development of the Specific Plan project design has required the developer to coordinate both land use planning and facilities planning with County staff in the current General Plan update process, and staff at the City of Escondido, as well as numerous service agencies and districts.

6.1 Encourage the development of communities that are accessible to a mix of residents representative of the full ranges of age, income and ethnic groups in the region.

6.3 Assist the private sector in the provision of sufficient housing units in the unincorporated area to accommodate regional population projections endorsed by the Board of Supervisors.

Project Consistency: The Specific Plan has as its primary objective the provision of a full range of housing so that the housing needs can be met. The affirmative fair housing action plan required of all new housing projects will ensure that the residential development is made available to all regardless of race or ethnic origins.

c. Land Use Element - Policies

The County Regional Land Use Element has a number of policies that relate to the assessment of the proposed Specific Plan.

Policy 1.1 Current Urban Development Area (CUDA)

The Current Urban Development Area includes those county lands to which near-term urban development should be directed.

--... residential uses and densities will be those permitted by the applicable land use designations on the community or subregional plan maps.

Project Consistency: The application for a General Plan Amendment concurrently with the Specific Plan will ensure that the density and distribution of uses proposed by the Specific Plan are consistent with those permitted by the General Plan.

-- On residential lands, achievement of overall densities of at least four dwelling units per gross acre will be encouraged....

Project Consistency: This part of the policy speaks directly to the first overall goal of the Land Use Element, which states that urban growth needs to be directed to urban areas so " ... that the rural setting and lifestyle of the remaining areas of the County can be maintained". The proposed density for the Harmony Grove Village Specific Plan is 1.58 dwelling units per acre, which is substantially less than the 4 dwelling units per acre encouraged by the policy. However, not only is over 40 percent of the site in open space, 1) portions of the village core area are 18 dwelling units per acre, and 2) the proposed density is an appropriate response to the on-site environmental constraints, the adjacent intensities of development both in the existing urban areas to the north and east as well as the rural areas to south and west and the ability of the public facilities systems to provide adequate levels of services.

*"It is not the intent... to force higher densities into the low density
Jñges..."*

Project Consistency: An assessment of this section of the policy requires an understanding of how "higher densities" and the "low-density fringe" are defined in the General Plan. The terms "higher and lower densities" have both an absolute and a relative or contextual meaning. In absolute terms, the Land Use Element includes a range of permitted urban residential densities ranging from less than one to 18 dwelling units per acre. Since the gross density proposed by the Specific Plan is 1.58 dwelling units per acre, the proposed Specific Plan must be seen in absolute terms as having a low density. In relative or contextual terms, the proposed density is similar to the existing and planned densities in the adjacent areas of Escondido to the east and the unincorporated areas immediately east of the Harmony Grove Village Specific Plan.

The Harmony Grove Village Specific Plan is also adjacent to the agricultural and rural areas along the west side of the property north of Harmony Grove Road. This area has a very low density which is appropriate since the area is in the Estate Regional Land Use Category, which, pursuant to Land Use Policy 1.3, requires that the land uses be confined to "agricultural and low density residential uses" with parcel sizes ranging from two to 20 acres.

Policy 2.6 Special Purpose Designations

(21) Specific Plan Area

This designation is used where a specific plan has been adopted or must be adopted prior to development...

Adopted Specific Plan Areas: An adopted Specific Plan Area is an area designated on the map of any subregional or community plan of the General Plan where the Board of Supervisors has determined that more detailed planning is required prior to development..... The Board of Supervisors may indicate by resolution of adoption of a Specific Plan Area designation any goals, objectives or conditions it deems appropriate... The language in policy 2.6.....is intended to supersede any language contained in any adopted subregional and/or community plan text which may conflict with said policies.

Policy 3.2 Community Plan Designations

Community and subregional plan designations, goals, objectives and policies shall be consistent with the regional categories, goals and policies of the Regional Land Use Element....

Project Consistency: Together these two policies allow the Board of Supervisors to approve the project with appropriate findings where conflicting goals or policies in the General Plan, including goals and policies in the North County Metropolitan Subregional Plan, have been identified which would otherwise limit or preclude the approval of the project.

d. Circulation Element

Chapter 1 Road Network

This chapter in the Circulation Element does not contain any goals or policies, but rather explains the relationship of the Circulation System to the other General Plan elements, the objectives and principles of the element, and the system of classifying the road network.

Project Consistency: The Harmony Grove Village Specific Plan has three Circulation Element Roads traversing the property including SC 1370 (Harmony Grove Road), and SC 1375 (Country Club Drive). There are four changes proposed to the adopted County Circulation Element:

- I. The portion of Harmony Grove Road along the project frontage between Wilgen Road and Country Club Drive is proposed to be reclassified from a Collector roadway to a Town Collector roadway. Based on the projected 2030 volume of 10,600, a Town Collector can accommodate this volume. This reclassification will enable Harmony Grove Road to better maintain its current rural character.

2. The portion of Country Club Drive along the project frontage between Harmony Grove Road and Kauana Lao Drive is proposed to be reclassified from a Collector roadway to a Modified Rural Light Collector. This reclassification will enable Country Club Drive to better maintain its existing rural character and a modified Rural Light Collector classification can accommodate the projected 2030 volume of 9,300 ADT.

3. A new roadway (Village Road) which will connect Country Club Drive to Harmony Grove Road is proposed to be added to the Circulation Element. This roadway is proposed to be classified as a Modified Rural Light Collector and this configuration can accommodate the projected volume of 4,700 ADT. The construction of Village Road will reduce traffic on the portion of Harmony Grove Road between Country Club Drive and Village Road and enable Harmony Grove Road to be maintained as a two-lane roadway.

The Specific Plan has integrated all of the amendments proposed above into the design of the project and will be conditioned to dedicate and improve all or portions of these facilities with the approval of implementing subdivisions.

Chapter 2 Bicycle Network Goals and Policies

The adopted text of the Circulation Element contains a series of goals and policies relating to the provision of a safe and adequate Bicycle Network.

Goals

1. Provide for the safe and convenient use of bicycles throughout San Diego County as a viable alternative to the automobile as a form of transportation.

4. Utilize public property, such as.... parks, lightly traveled roads, whenever possible, for construction of bikeways.

5. Provide continuous bikeways, affording safe and convenient community wide accessibility to the greatest extent feasible.

Project Consistency: The Harmony Grove Village Specific Plan is consistent with the goals of the Bicycle Network sub-element of the Circulation Element in that the Specific Plan provides a comprehensive system of bikeways, trails and lanes throughout the community which makes it both convenient to use bikes as an alternative to the

automobile, and connects all public and community uses with continuous bikeways.

Policies

4. *Connect cultural facilities, recreation areas, commercial areas, and educational facilities by bikeways.*
5. *Separate bicycles and automobiles whenever it is economically and physically possible to do either a bike lane or bike path.*
6. *Design bikeways as an integrated part of all subdivisions and planned residential developments with connections to the bicycle network.*

Project Consistency: The Specific Plan includes within the section describing the Open Space and Recreation System a description of the extensive bikeway system provided in the Specific Plan. Figure 12 shows the locations of the various bikeways, trails, and lanes within the Harmony Grove Village Specific Plan. The planned bikeway system connects the core areas with all of the residential neighborhoods, and is connected to the Bicycle Network shown on the adopted Bicycle Plan.

e. Recreation Element

The Recreation Element provides policies for the provision of recreational facilities in the unincorporated area of San Diego County.

Chapter 1 - Local Parks

Policy 4: All parks and recreation facilities should be planned as part of an overall, well-balanced park system.

Policy 5: Local park planning should be integrated with general planning programs....

Policy 6: Each local park facility should be of sufficient size and proper location to foster flexibility in activities and programs.

Project Consistency: The proposed Specific Plan includes both public and private parks (together, 18-acres), as well as three equestrian facilities (including a 36-acre equestrian ranch) distributed throughout the Plan Area in a well-planned and balanced manner. The plan includes a community park together with public equestrian area located south of Harmony Grove Road. Together this private-public park system meets all applicable county park standards and the park sites

have been both sited and sized to foster flexibility and meet the needs of the new community. The standards for the amount of required acreage for local parks is regulated by the Quimby Act, the County's Park Land Dedication Ordinance (PLDO) and standards in the Public Facilities Element and the Community Plan.

Chapter 3 - Riding and Hiking Trail Plan and Program

Policy 4: In addition to requiring the dedication of trails pursuant to Policy 8, the County will accept voluntary offers of dedication of trail easements provided that a route study and Environmental Analysis has been adopted by the Board of Supervisors showing a trail segment which concerns the land.

Policy 8: Require the dedication of riding and hiking trails from major subdivisions when such trails have been designated on maps adopted as part of the County General Plan (including community and subregional plans).

Project Consistency: Pursuant to Policy 8, only trails shown on adopted community plans can be required when a major subdivision is processed. Notwithstanding this policy, the Harmony Grove Village Specific Plan includes a substantial riding and hiking trail system (9 acres) that includes multiple connection points with the trail system being considered by the County Master Trails Program. Public multi-use trails will be non-motorized and multi-use easements will be offered for dedication to the County of San Diego.

f. Seismic Safety Element

The Seismic Safety Element provides policies which will guide efforts to minimize the risk from earthquakes and their aftereffects.

Policies on Landslides: It is the policy of the County of San Diego to:

- 2. Require a geologic report prepared by a certified engineering geologist on any development where landslides or similar geologic hazards are known to exist.*
- 3. Require where evaluation indicates that a slope can be stabilized, that stabilization be a condition for development and that a certified engineering geologist supervise the foundation and earthwork.*
- 4. Prohibit alteration of the land in areas where there is a high potential for activation of landslides.*

5. *Prohibit development in areas of extensive landsliding where stabilization cannot reasonably be done.*

Project Consistency: The constraints analysis included a detailed Soils Analysis of the onsite soil conditions. The project by its design largely avoids areas with steep slopes. The preliminary analysis of the development areas has not indicated any areas where landslides represent a potential issue.

Policies on New Development: It is the policy of the County of San Diego to:

5. *Prohibit construction of homes and essential facilities in hazardous areas unless they can be designed to reduce the hazard to the satisfaction of responsible agencies.*

7. *Require submission of soils and geologic reports prepared by a certified engineering geologist on all projects where geologic hazards are known or suspected to be present.*

Project Consistency: During the environmental review for this project a detailed Soils Analysis will be prepared and reviewed by county staff. All areas such as floodplains, steep slope areas, fault lines and areas prone to landslides will be identified and mapped. All essential facilities will be located well clear of these potential hazardous areas.

g. Housing Element

The main goal of the Housing Element states that the County will:

Assist the private sector to ensure that new residential construction will be adequate to meet the needs of the region if adequate public services and facilities are available. Housing should be available in a variety of styles, tenancy types and prices throughout the region.

Project Consistency: Approval of the proposed Specific Plan by the Board of Supervisors would be consistent with and will serve to implement this goal. The Specific Plan provides for a variety of detached single-family units on a variety of lot sizes. This wide range of housing types will not only result in a variety of styles, but more importantly, will also assist a broad spectrum of the public to purchase homes in the proposed community.

Policy 4: Community and Subregional Planning Area's Fair Share

Attainment of the fair share shall be pursued in each community and city in the region and no community or city need absorb an excess concentration of low-income housing units relative to the progress of other communities towards achievement of their fair share.

Policy 16: Incentive for Private Sector Development of Affordable Housing

Increase the supply of low and moderate cost housing by offering incentives to private developers.

Project Consistency: Although the specific plan does not propose to provide subsidized affordable housing, the plan will be providing a wide range of housing types serving the full range of market rate housing. It is expected that many of the residents of the proposed 769742 dwelling units will be moving "up" to newer homes thus making available a corresponding amount of existing housing available in the community. The project therefore cumulatively contributes to the provision of affordable and balanced housing opportunities in this Subregional Plan area.

Policy 21: Mixed Land Uses in Commercial Zones

Encourage private developers to use the mixed use option in the commercial areas designated by the General Plan by providing special incentives.

Project Consistency: The approval of the proposed project will include a 2-acre mixed use area. As above, the approval and implementation of this project may provide an example for mixed use development which will encourage other developers to provide this type of land use.

h. Conservation Element

The Conservation Element, as adopted, does not include a goal statement. However, the introduction to the Conservation Element states:

The purpose of this Conservation Element is to identify and describe the natural resources of San Diego County and prepare policies and action programs to conserve these resources.

Project Consistency: The proposed Specific Plan has been prepared based on a comprehensive analysis of environmental constraints completed during the pre-submittal baseline analysis. There are minimal impacts to the steep-sloped areas, wetlands, and the biological and archeological resources. The proposed Specific Plan would

conserve the most significant biological resources in the study area, including all of Escondido Creek and appropriate upland buffers in the project area, sage scrub and chaparral habitats in the southwestern and eastern portions of the project, and oak woodland along the southwestern drainage.

Chapter 2 - General Conservation

Policy 4: The designation of resource conservation areas for San Diego County's most significant resources will be a major step toward the planned management, preservation and wise utilization of these resources.

Within resource conservation areas, County departments...shall give careful consideration and special environmental analysis to all projects...

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives.

Project Consistency: The Resource Conservation Areas (RCAs) are located throughout the County. This special General Plan overlay was established by the County to preserve the most significant, and biologically important environmental resources in the County. From the perspective of the General Plan policies, the RCA's are the most important environmental resources.

The Mount Whitney and Escondido Creek-Harmony Grove RCAs (Numbers 42 and 52) are adjacent to the west and south respectively. Since the Plan does not propose any development within the existing RCA boundaries the Specific Plan is in conformance with this policy.

Chapter 3 - Water

This chapter includes the following policies on water and water reclamation:

Policy 4: Reduce local reliance on water.

Policy 5: Water distribution systems should be designed to...accommodate future use of reclaimed water.

Policy 8: Wastewater discharges shall not adversely affect the beneficial use of receiving waters.

Policy 11: The County will encourage projects which will promote the reclamation and reuse of wastewater. Such projects will be given funding priority in all water management programs.

Policy 13: Decisions regarding the location, size and timing of wastewater service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies. Sewer service expansion shall be coordinated with the extension of other needed services and facilities.

Project Consistency: The project proposes that an existing district/public agency provide sewer service. The district will operate the Wastewater Reclamation Facility, located on the east side of the project within the 468-acre Specific Plan area or contract with another agency for treatment. The proposed sewer service to the site will be a network of underground gravity sewer lines. These sewer lines will convey the sewage to a pump station at a low point on the property south of Harmony Grove Road. This pump station will convey the sewage to the Wastewater Reclamation Facility onsite at the northeast corner of Harmony Grove Road/Country Club Drive intersection. This onsite facility will treat the sewage generated onsite to be used as recycled irrigation water within the project.

The facility will be developed to collect and treat sewage from all portions of Harmony Grove Village except for Planning Area 7, the Equestrian Ranch, which will employ a septic system.

The Wastewater Reclamation Facility will be located in the southwest portion of Planning Area 1. In this location it is relatively remote from most residential areas, and it is able to take advantage of existing physical features, particularly the quarry site which will be used as a wet weather storage pond.

The reclaimed water produced by the facility will be used to irrigate both private and public landscape areas and erosion control landscaping in the project. This will reduce the need to use imported water for irrigation purposes. Excess reclaimed water may be utilized for irrigation by "upstream" developments and other potential users within the city of Escondido. This will further reduce the reliance on imported water for irrigation.

Policy 2: San Diego County shall coordinate with appropriate federal, state and local agencies to conserve areas of rare, endangered or threatened species.

Project Consistency: The County is coordinating with these agencies through the Natural Community Conservation Process (NCCP). A majority of the project study area is disturbed or developed (agricultural operations, single-family homes, etc.); however, sensitive vegetation communities, plants and animals have been documented within the Specific Plan boundaries during a preliminary biological constraints analysis. These resources will be avoided to the greatest extent possible by project design. A Biological Resources Technical Report is being prepared in accordance with the requirements of the County of San Diego and federal and state resource agencies.

Policy 6 -if a project is determined to have a significant adverse impact on plants or wildlife, an acceptable mitigating measure may be a voluntary donation of land of comparable value to wildlife.

Project Consistency: A Biological Resources Technical Report has been prepared as part of the Environmental Impact Report process. If significant impacts to plants or wildlife are expected as a result of the Specific Plan project, mitigation measures will be developed in accordance with County and state and federal resource agency mitigation criteria.

Chapter 7 - Astronomical Dark Sky

Policy 1 The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Project Consistency: The implementing applications will all be required to be in conformance with the County of San Diego's "Dark Sky" ordinance. For example, outdoor open play and recreation areas, if lighted, will be required to have cut-off luminaries in conformance with county standards.

Chapter 8 - Cultural Sites

Policy 1: The County shall take those actions which will seek to conserve and protect significant cultural resources...

Policy 2: Conservation of cultural resources shall be given a high priority in County park acquisition and development programs...

Project Consistency: A Cultural Resources Survey and Constraints Study was prepared for the Harmony Grove Village Project. One structure (Johnston/Ward House) was identified to have significant cultural value under County of San Diego's criteria. The structure will be relocated and restored for reuse within the project. Two prehistoric

sites were identified within the limits of the project study area. These two sites were disturbed and are not expected to be significant. However, a full Cultural Resources Technical Study is being prepared as part of the Environmental Impact Report process and will identify any potentially significant cultural resources.

i. Energy Element

The Energy Element includes two policies relevant to the planning effort of the Harmony Grove Village Specific Plan.

Policy US-3: Encourage increased densities when consistent with other General Plan Policies and Regional Growth Management Program.

Policy US-4: Promote land use aimed at minimizing transportation requirements.

Project Consistency: Because the Current Urban Regional Category permits densities as high as 29 dwelling units to the acre the proposed density is well within the density limitations permitted by the General Plan. The Harmony Grove Village Specific Plan in proposing a density of 1.58 DU/Ac is clearly at the low end of the urban density range. The Specific Plan clusters the proposed development into approximately 60 percent of the site. This clustering approach generally reduces transportation requirements.

j. Public Facilities Element

The principal goal of this element calls for the coordinated planning of facilities such as parks, libraries, schools and services to meet all present and anticipated needs of the development.

Coordinated Facility Planning

Policy 1.1 The County will include public facilities planning and availability as part of the decision making on land use development.

Policy 1.3 The County will coordinate planning for the appropriate siting of public facilities with the cities and affected service providers of the region at the earliest possible point in the siting process.

Project Consistency: The facilities planning and coordination with serving agencies has been an on-going process with the ownership of the Harmony Grove Village Specific Plan from the earliest phases of the project planning. Through the development review process

culminating at hearings before the Board of Supervisors, all public service issues will be thoroughly analyzed and appropriate conditions made a part of the project approval.

Policy 2.1: Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.

Project Consistency: The project has or will have available all required public services at the point where the project is implemented. The site is within or adjacent to all service provider districts.

Policy 2.2: Development projects will be required to provide or fund their fair share of all public facilities needed by the development.

Policy 2.3: Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.

Project Consistency: The applicants have sited all necessary public facilities and are funding their "fair share" of all public facilities required to implement the development proposal as discussed in Community Facility Financing Plan.

Parks and Recreation

Policy 2.2: The County will site, plan and develop local and regional parks that are compatible with community character, land use and the recreational, conservation and preservation needs of the intended service population.

Provide in the short term, five acres of local parks per 1,000 unincorporated area residents and the County's equitable portion of the regional park facilities level of 15 acres per 1,000 residents in the region.

The local portion of this policy is implemented by the County Park Land Dedication Ordinance (PLDO), which is in compliance with the State's Quimby Act. It requires land dedication of three acres per 1,000 population or in lieu fee of \$1,000 per dwelling unit.

Project Consistency: The 468-acre Harmony Grove Village Specific Plan meets County requirements for public parks. The standard for both the PLDO and the PFE for local parks as stated in Policy 2.2 above is three acres per 1,000 population which is consistent with the State of California Quimby Act on parkland dedication requirements for new developments. The County Department of Parks and

Recreation, by department policy, credits private park acreage at 1/2 credit toward the PLDO requirements.

The 468-acre Harmony Grove Village Specific Plan area has a buildout population estimate of 2,078. Based on the PLDO, PFE and Quimby Act requirements, a total of 6.2-acres of local parks would be required to be dedicated. The 468-acre Harmony Grove Village Specific Plan proposes the dedication of 14-acres for public parks.

In addition, the Harmony Grove Village specific Plan designates an additional 4-acres of private parks. Assuming that all 4-acres meets the county standards regarding size, use and location, County Parks and Recreation policy would credit 1/2 the acreage provided (or 2-acres) toward the PLDO, PFE requirements. Altogether the Harmony Grove Village Specific Plan offers the equivalent of 16-acres of parkland dedication. This exceeds the requirements of the PLDO, PFE and Quimby Act by more than 100%.

Transportation

Policy 1.1: New development shall provide needed roadway expansion and improvements on-site to meet the demand created by the development and to maintain a Level of Service "C" on Circulation Element Roads during peak traffic hours. New development shall provide off-site improvements designed to contribute to the overall achievement of a Level of Service "D" on Circulation Element Roads.

Project Consistency: The Harmony Grove Village Specific Plan includes a circulation system that will ensure that all on-site roadway segments and intersections maintain a LOS of "C." Further, the Plan includes mitigation measures that will maintain a peak hour LOS "D", or functional equivalent, on all off-site Circulation Element Roads that serve the project.

Policy 3.1 The expansion of County transportation facilities will be coordinated with transportation plans of adjacent jurisdictions.

Project Consistency: The Circulation Element Roads that continue off-site to the east and north immediately enter into the City of Escondido. The project will be conditioned to enhance existing road segments and road intersections based on the project traffic study and EIR prepared for this project. During the development of the project design over the last two years, the applicant has met with and coordinated the development of the transportation plans with the transportation staff of both the City of Escondido and County of San Diego.

Policy 4.1: The use of alternative forms of transportation such as public transit and car/van pools will be supported and encouraged to reduce both roadway congestion and pollution.

Project Consistency: Unfortunately the project location does not lend itself to alternative forms of transportation. The area is not served by public bus routes, and there are no plans to extend such routes in to the project area.

Law Enforcement

Policy 2.1: The County will consider the availability of Sheriff facilities/services in the planning process.

Project Consistency: The Sheriff's office indicated that they had no need for a Sheriff's Substation within the Harmony Grove Village Specific Plan. During the discretionary review for this project, the Sheriff and other agencies will have an opportunity to review the project and their ability to provide an adequate level of service.

Schools

Policy 1.2: To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development.

Policy 3.1: Land Use planning will be coordinated with the planning of school facilities.

Project Consistency: The developer has contacted the Escondido Union School District and the Escondido Union High School District regarding contributions to the district to mitigate project impacts. The developer will be required to pay school impact fees as a condition of approval.

Fire Protection and Emergency Services

Policy 1.2: The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications, and require appropriate fire prevention and protection measures.

Project Consistency: The developer will enter into an agreement with the County Service Area No. 107 to ensure the provision of

appropriated fire prevention and protection measures in the Harmony Grove Village Specific Plan.

Wastewater

Assurance that privately-proposed wastewater treatment plants are consistent with sewer master plans and meet the anticipated needs of the project and the subregion.

Policy 2.1: The County will regulate the use of privately proposed wastewater treatment plants to ensure that they are properly located, meet the sewer needs of the project, do not cause premature urbanization, and create no unmitigable environmental effects. Availability of service from a wastewater treatment facility will not be justification for increasing densities allowed by the General Plan and zoning.

Implementation Measure 2.1.1: Prior to approving a specific plan, a specific plan amendment or a privately initiated discretionary land use project that includes a wastewater treatment facility, the following findings shall be made. If the facility is required for health and safety reasons, any or all of these findings may be waived if they would cause undue hardship or are not attainable.

(a) The treated effluent is used for a productive purpose such as irrigation, industrial uses or sale to an agency for reuse.

Project Consistency: This use of reclaimed water will offset potable water use on the project since these areas would have to be irrigated with potable water if reclaimed water was not available.

(b) The location and design of proposed wastewater treatment facilities will be consistent with a district's reclamation plan and engineering specifications or, in the absence of a district's reclamation plan, consistent with a Master Reclamation Plan that has been approved by the Board of Supervisors.

Project Consistency: The Harmony Grove Village Specific Plan Area has recently transitioned from an area that historically has had wastewater and reclamation planned by the City of Escondido to an area that will be planned for wastewater and reclaimed water service by an existing public agency. Once this transition is complete, the location and design of the wastewater facilities will be consistent with the District's reclamation plan.

(c) The wastewater facility will be operated and maintained by a public agency. If a new agency must be formed to operate the facility, the County

Director of Public Works has issued a statement of technical feasibility and consistency with the master reclamation plan. The operating agency must be identified in the project application and documentation must be provided indicating that the agency has not refused to operate the proposed facility.

Project Consistency: The wastewater facility will be owned and operated by a public agency.

(d) Both short and long range operational and maintenance costs are comparable to the cost of similar facilities in the County. The costs determined for operation, maintenance, and facilities replacement shall be sufficient to assure fulfillment of all applicable State requirements.

Project Consistency: The operational and maintenance costs for this facility will be comparable to the costs of similar sized facilities throughout the County.

(e) A distribution system for productive use of the reclaimed water will be available. If reuse of the water is not allowed in the project region, the project may pump the reclaimed water to another area for reuse or disposal.

Project Consistency: The developer of the Harmony Grove Village Specific Plan will construct a reclaimed water system to supply reclaimed water to the Harmony Grove Village Specific Plan. Provisions will be made to connect these facilities with other facilities in accordance with the Master Reclamation Plan.

(f) The facility is not located in a city sphere of influence. Additionally, construction of the proposed facility will not preclude annexation of urban and urbanizing areas to an adjacent city.

Project Consistency: The facility is not currently within any city's sphere of influence. Up until recently, the area was in the sphere of influence of the City of Escondido. During the last sphere update for the City, this area was removed from the sphere of influence of the City of Escondido.

(g) The plant design and its site does not preclude the most efficient plans for providing sewer service as identified in the reclamation plan for the entire drainage basin and provisions have been made to dedicate sufficient land to allow future operation of the facility at maximum size.

Project Consistency: The service area for the proposed plant is limited by topography and existing agency boundaries. The City

of Escondido provides sewer services to areas to the east and the Vallecitos Water District provides sewer service to the areas to the west. Thus the plant and site have been sized to serve only the uses within the Harmony Grove Village Specific Plan. Provisions will be made to dedicate sufficient land to allow future operation of said facility at this capacity.

(h) No unmitigable environmental impacts are created by the operation of the treatment facility. If surface application of reclaimed water is proposed, a preliminary determination is made in the EIR that indicates that no unmitigable impacts would occur from the surface application.

Project Consistency: The project EIR will demonstrate that there are no unmitigable environmental impacts created by the operation of the wastewater reclamation facility. Since surface application of reclaimed water is proposed, a preliminary determination will be made in the EIR that indicates that no unmitigable impacts would occur from the surface application.

(i) If the project proposes to increase the density or intensity of land uses allowed by the General Plan, the availability of service from a wastewater treatment facility is not used as justification for increasing densities or intensities allowed by the General Plan.

A General Plan Amendment has been requested in conjunction with the Harmony Grove Village Specific Plan. The availability of service from a Wastewater Reclamation Facility is not used as justification for increasing densities or intensities allowed by the General Plan. This area has always been intended to be provided with sewer service from the City of Escondido. As previously stated, this area until recently, was within the sewer sphere from the City of Escondido and is included in their plans for sewer service. Thus, it has always been assumed that sewer would be available to this area in planning documents.

B NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN CONSISTENCY

The North County Subregional Plan was adopted in 1979, and revised in 1990. Much of the area covered in the western portion of this subregional plan includes unincorporated territory located around the cities of Oceanside, San Marcos, Vista and Escondido. Many of the goals and policies deal with areas within adopted spheres of influence for incorporated cities. The subject property is not within an adopted sphere and therefore those goals and policies are not reviewed below. The other relevant major goals and policies of the Subregional Plan as they apply to the proposed Specific Plan are assessed below.

1. North County Metropolitan Subregional Plan Goals

1. ACCOMMODATE URBAN DEVELOPMENT IN APPROPRIATE AREAS

Because the North County Metropolitan Subregion

A. is developing rapidly with an average annual growth rate since 1970 of 8.3 percent compared to the Countywide average of 2.9 percent; and

B. contains large areas of developable land with many basic urban services available or located nearby.

ACCOMMODATE A POPULATION OF 430,800 PERSONS IN THE SUBREGION (INCLUDES CITIES) BY 1995, IF ESSENTIAL SERVICES SUCH AS WATER, SEWER, FIRE PROTECTION AND SCHOOLS CAN BE MADE AVAILABLE.

Project Consistency: The General Plan Amendment process currently underway, together with the expected buildout period of 5-10 years, will provide for the orderly development called for in this policy. The service districts providing water, fire and school services have all indicated on the service availability forms that the project services required to serve the project will be available with the build-out of the project. The project developers have agreed to pay "fair share" contributions to mitigate project impacts. The project proposes a Wastewater Reclamation Facility to be owned and operated by a public agency.

2. ENCOURAGE LOGICAL CITY ANNEXATIONS

Because

A. the Subregion includes five incorporated cities which are appropriate governmental agencies to efficiently serve a projected 1995 population of 412,200 persons projected to reside within these cities; and

B. "spheres of influence" boundaries for all five cities have been adopted to facilitate rational city annexations in the future.

ENCOURAGE THE ANNEXATION OF UNINCORPORATED LAND WITHIN EACH CITY'S ADOPTED SPHERE OF INFLUENCE.

Project Consistency: The Harmony Grove Village Specific Plan is not within the boundary of the Sphere of Influence of the City of Escondido and therefore can not be considered for annexation.

4. PROTECT ENVIRONMENTAL RESOURCES

Because

A. the Subregion includes scenic rugged terrain which is not suitable for urbanization; and

B. resource conservation areas have been identified to help protect valuable resources throughout the Subregion.

PROTECT NATURAL AND ECONOMIC RESOURCES BY DESIGNATING APPROPRIATE LAND AS RURAL, ESTATE, AND ENVIRONMENTALLY CONSTRAINED AREAS.

Project Consistency: Seventy-seven percent of the site is below the steep slope standards established by the county, and the majority of the site has been used for either a quarry or intensive agricultural operations. The "development envelope" for the Specific Plan was designed to generally exclude slopes over 25 percent and protect virtually all the areas of native habitats considered by the County to be sensitive. As a result, the area within the development envelope tends to be relatively flat and composed almost exclusively of disturbed lands or non-native vegetation. Both minor, un-named drainage features that cross the property are preserved and significantly enhanced. There are minimal impacts to the steep-sloped areas, wetlands, and the biological and archeological resources. The proposed Specific Plan would conserve the most significant biological

resources in the study area, including all of Escondido Creek and appropriate upland buffers, sage scrub and chaparral habitats in the southwestern and eastern portions of the project, and oak woodland along the southwestern drainage.

2. North County Metropolitan Subregional Plan Policies

2. DESIGNATE CURRENT URBAN DEVELOPMENT AREAS

Because

A. extensive urbanization has already occurred in five major unincorporated areas of the Subregion and continued development of these areas will make maximum efficient use of existing public facilities and services; and

B. densification of the current urban areas will promote housing opportunities for the elderly and families of low and moderate income.

ACCOMMODATE URBAN DEVELOPMENT WITHIN THE DESIGNATED CURRENT URBAN DEVELOPMENT AREAS CONSISTING OF: (1) THE VISTA-SAN MARCOS WINDOW" AREA RANGING FROM EAST VISTA SOUTH TO LAKE San Marcos); (2) COUNTRY CLUB DRIVE (WEST ESCONDIDO); (3) SOUTH ESCONDIDO; AND (4) SOUTHEAST ESCONDIDO

Project Consistency: Along the northeastern boundary the Harmony Grove Village Specific Plan is adjacent to the Current Urban Area designation located along Country Club Drive (*Area 2 cited above*). This unincorporated area is a narrow sliver of land located between the project and the city of Escondido which has been designated for urban uses for over twenty years. The Harmony Grove Village Specific Plan is a logical extension of that urban designation and is compatible with the existing character of the community and has been integrated with the planning activities of the surrounding jurisdictions. Immediately over the city boundary is a major regional industrial park of approximately 700 acres.

The project's proposed density is similar to the existing and planned densities in the adjacent areas of Escondido to the east and the unincorporated areas immediately east and north of the Harmony Grove Village Specific Plan.

The Harmony Grove Village Specific Plan is also adjacent to the agricultural and rural areas along the west side of the property north of

Harmony Grove Road. This area has a very low density which is appropriate since the area is in the Estate Regional Land Use Category, which, pursuant to Land Use Policy 1.3, requires that the land uses be confined to "agricultural and low density residential uses" with parcel sizes ranging from two to 20 acres.

GOVERNMENT STRUCTURES

10. LIMIT NEW SUBDIVISIONS EXCEEDING ONE DU/ACRE - ESCONDIDO

Because

*A. there is a great amount of unincorporated land within the **adopted city sphere of influence** which is appropriate for urbanization if annexed to the city;*

B. a one acre minimum lot size requirement would create an incentive for landowners to annex to the city in order to realize higher densities;•

C. a one acre minimum policy will minimize the creation of new public service demands; and

D. exceptions to a one acre requirement can be considered on a case-by-case basis if sewer service is available or if the vicinity of a proposed project is already fully subdivided or developed.

PROHIBIT NEW MAJOR AND MINOR SUBDIVISIONS WITHIN THE ADOPTED ESCONDIDO CITY SPHERES OF INFLUENCE IF THE DENSITY SHOWN ON THE FINAL SUBDIVISION OR PARCEL MAP IS GREATER THAN ONE DWELLING UNIT PER GROSS ACRE, UNLESS: (1) THE PLANNING COMMISSION AND BOARD OF SUPERVISORS ADOPTS A FINDING THAT A PARTICULAR AREA QUALIFIES AS FULLY SUBDIVIDED OR FULLY DEVELOPED PURSUANT TO POLICY 3.5 OF THE LAND USE ELEMENT OF THE GENERAL PLAN; OR (2) THE PROPOSED PROJECT HAS SEWER AVAILABLE AND CAN OBTAIN SEWER LATERAL CONNECTIONS TO AN EXISTING SEWER MAIN, IN WHICH CASE THIS POLICY SHALL NOT APPLY TO THE PROPERTY

Project Consistency: The Harmony Grove Village Specific Plan is not within the boundary of the Sphere of Influence of the City of Escondido and therefore the policy as a whole does not apply.

SEWER SERVICE

*17. IMPROVE SEWER SERVICE WITHIN THE URBAN AREA**Because*

A. many areas throughout the Subregion have experienced septic tank failures and the problem is especially critical in the fringe areas around Escondido and Vista where the cumulative impact of residential development is causing this problem to worsen over time; and

B. need for sewer service will expand greatly as growth continues, particularly within the designated Current Urban Development Areas.

WHEREVER FEASIBLE, PROVIDE SEWER SERVICE INSIDE THE CURRENT URBAN DEVELOPMENT AREA AND TO EXISTING DEVELOPED AREAS OUTSIDE THE CURRENT URBAN DEVELOPMENT AREA BOUNDARY WHERE HIGH RATES OF SEPTIC TANK FAILURES HAVE BEEN EXPERIENCED.

Project Consistency: The project proposes the establishment of a County Service Area to provide sewer service to the proposed Harmony Grove Village Specific Plan. The General Plan Amendment proposes to amend the Regional Land Use Element to place the property into an extended CUDA.

CONSERVATION

*19. DESIGNATE RESOURCE CONSERVATION AREAS**Because*

A. it is County policy to protect and manage environmental resources order to maintain them for future needs; and

B. An initial inventory of valuable resources has been completed (refer to Appendix).

THE RESOURCE CONSERVATION AREA (RCA) DESIGNATION IS APPLIED TO PROTECT SENSITIVE BIOLOGICAL, ARCHAEOLOGICAL, AESTHETIC, MINERAL AND WATER RESOURCES. PROJECTS REQUIRING ENVIRONMENTAL ANALYSIS UNDER THE CALIFORNIA ENVIRONMENTAL

QUALITY ACT (CEQA) THAT OCCUR WITHIN RESOURCE CONSERVATION AREAS SHOULD BE CAREFULLY ANALYZED TO ASSESS THEIR IMPACT ON THE RESOURCE CONSERVATION AREA.

Project Consistency: The Mount Whitney and Escondido Creek-Harmony Grove RCAs (Numbers 42 and 52) are adjacent to the west and south respectively. Since the **Plan** does not propose any development within the existing RCA boundaries the Specific Plan is in conformance with this policy.

RECREATION

20. DIRECT COUNTY RESOURCES TOWARD PARKLAND ACQUISITION AND DEVELOPMENT

Because

A. priority to acquisition and development protects good park location from alternative development; and

B. acquisition and development by the County facilitates annexation of the park by the city which is the appropriate entity to manage a recreation program for that locality.

DIRECT COUNTY RESOURCES TOWARD PARK LAND ACQUISITION AND DEVELOPMENT; PARK SITES WITHIN AN ADOPTED CITY SPHERE OF INFLUENCE SHOULD BE ANNEXED AND SUBSEQUENTLY OPERATED AND MAINTAINED BY THE CITY WHEN FEASIBLE, CITY ANNEXATION, OPERATION AND MAINTENANCE SHOULD BE A REQUIREMENT OF CITY-COUNTY JOINT POWERS PARK AGREEMENTS.

Project Consistency: The 468-acre Harmony Grove Village Specific Plan meets and exceeds County requirements for public parks. The standard for both the PLDO and the PFE for local parks as stated in Policy 2.2 above is three acres per 1,000 population which is consistent with the State of California Quimby Act on parkland dedication requirements for new developments. The County Department of Parks and Recreation, by department policy, credits private park acreage at 1/2 credit toward the PLDO requirements.

The 468-acre Harmony Grove Village Specific Plan area has a buildout population estimate of 2,078. Based on the PLDO, PFE and Quimby Act requirements, a total of 6.2-acres of local parks would be required to be

dedicated. The 468-acre Harmony Grove Village Specific Plan proposes the dedication of 14-acres for public parks.

In addition, the Harmony Grove Village Specific Plan designates an additional 4-acres of private parks. Assuming that all 4 acres meets the county standards regarding size, use and location, County Parks and Recreation policy would credit 1/2 the acreage provided (or 2-acres) toward the PLDO, PFE requirements. Altogether the Harmony Grove Village Specific Plan offers the equivalent of 16-acres of parkland dedication. This exceeds the requirements of the PLDO, PFE and Quimby Act by more than 100 percent.