

3.0 ENVIRONMENTAL EFFECTS FOUND NOT TO BE SIGNIFICANT

Effects found not to be significant during the EIR preparation process are Aesthetics and Visual Resources, Agricultural Resources, Air Quality, Energy Use, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems. These topics are analyzed in this Chapter.

3.1 Aesthetics and Visual Resources

This section describes the aesthetic qualities and visual resources present on the Project site and in the site's vicinity and evaluates the potential effects that the Project may have on these resources. Descriptions of existing visual characteristics, both on site and in the vicinity of the Project site, and the analysis of potential impacts to aesthetic resources are based, in part, on site photographs included as part of the Project's application materials and taken by T&B Planning, Inc. in 2022, analysis of aerial and street view photography (Google Earth, 2023), and Project application materials related to the proposed development that were submitted to the County of San Diego and described in Section 1.0 of this EIR. The analysis in this section also is based in part on information and policies contained in the San Diego County General Plan and San Dieguito Community Plan. An NOP for the Project was released for public review on September 1, 2022 and an EIR Scoping Meeting was held on September 20, 2022. No comment letters related to aesthetics were received.

3.1.1 Existing Conditions

Visual Character

The Project site is located in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. The Project site is currently undeveloped; no buildings exist on-site. Thus, the visual character of the Project site is undisturbed open space crossed by several unimproved dirt roads and trails, and overhead SDG&E powerlines supported by steel structures.

The Project site's landform is characterized by a topographic saddle in the northerly/northeasterly portion of the property with relatively broad low-relief drainages flowing to the northwest and southeast. Gently to moderately sloping hillsides flank the saddle to the south and north. Elevations within the Project site range from a low elevation of 490 above mean sea level (amsl) in the southeastern portion of the site where there is a drainage to a high of 930 amsl near the southwestern property boundary. Natural slopes on the Project site range from a 9% to 23% grade. The existing topography of the Project site is depicted on Figure 1-11, *Topographic Map*, in Chapter 1.0 of this EIR.

Surrounding the Project site, the character of the area is a mixture of developed residential communities with other supportive uses, and open space. To the west and south of the Project site is open space associated with the Ranch La Costa Habitat Conservation Area, beyond which is residential development. North of the Project site is land designated for open space, beyond which are residential community uses. East of the Project site is a former recycling facility that is currently used as an indoor sports complex, Loma San Marcos, and the former location of the San Marcos Landfill. The residential community of Old Creek Ranch is located west of the Project site and is visible from San Elijo Road stepping up the hillside on the south side of San Elijo Road.

Scenic Highways

The nearest Designated Scenic Highway to the Project site is State Route (SR) 78 located 15 miles to the north of the Project site. No direct views to the Project site are available from the Scenic Highway portion of SR-78 due to intervening topography and distance.

The nearest Scenic Highway identified in the County of San Diego General Plan is the Elfin Forest/Harmony Grove Road segment between the limits of San Marcos to Escondido. No direct views to the Project site are available from the Elfin Forest/Harmony Grove Road segment due to intervening topography and distance.

Scenic Vistas

Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including County-designated visual resources and areas designated as official scenic vistas along major highways. Neither the County's General Plan nor the San Dieguito Community Plan identify designated scenic vistas. The San Marcos General Plan Conservation and Open Space Element, Figure 4-5, depicts scenic resources in and around the City and the Project site is not identified as a scenic resource. The San Marcos General Plan describes the prominent landforms of Mount Whitney, Double Peak, Owens Peak, San Marcos Mountains, Merriam Mountains, Cerro de Las Posas, Franks Peak, and canyon areas as enhancing the visual and scenic aesthetics of the City. None of these landforms or canyons are located on or adjacent to the Project site, although the Project site and many other properties around the Project site are in foreground views of Double Peak, San Marcos Mountains, Cerro de Las Posas, and Franks Peak. The Project site is abutted to the west and south by open space preserves and the topographic landforms in these preserve areas offer scenic views but are not considered to be designated scenic vistas.

The primary public view of the Project site is experienced from drivers, pedestrians, and bicyclists using San Elijo Road and approaching the Project site from the westbound or eastbound directions. From westbound San Elijo Road, views of the Project site are limited to hillside topography that blocks views of the site's interior but views are partially obscured due to landscaping in the center median of San Elijo Road that blocks full view of the site from the eastbound travel lanes as the road rises in elevation toward the Project site. From eastbound San Elijo Road, views of the Project site come into view past the Old Creek Ranch community as the road descends in elevation, but views of the site's interior are blocked by hillside topography that is adjacent to the road. SDG&E overhead powerlines supported on steel poles mark the approximate central location of the Project along San Elijo Road from the eastbound view.

The County of San Diego General Plan does not formally identify Scenic Vistas. However, the County of San Diego General Plan and Community Plans identify Resource Conservation Areas (RCAs) which are typically biological, cultural, or visual resources within a community. The nearest RCA to the Project site is approximately one mile east of the site and is identified as the Escondido Creek RCA. The RCA is not visible from the Project site due to distance and intervening topography.

Visual Character Representative Photographs

To illustrate the existing visual conditions of the Project site as seen from public viewing areas, a photographic inventory was prepared. Figure 3.1-1, *Site Photographs Key Map*, depicts the locations of six vantage photographs taken of the Project site in 2022 by T&B Planning, Inc. or by Google Street View, and provide a representative visual inventory of the visual characteristics of the Project site and potential off site infrastructure alignments as seen from surrounding public viewing areas.

View 1

Figure 3.1-2, *Site Photographs 1 and 2*, shows View 1, which is a representative view from the northeast of the Project site looking towards the Project site when approaching the intersection of San Elijo Road and the driveway that serves Loma San Marcos and that would become the access location for the proposed Project's Street "E". Cars parked along this driveway are likely visitors to the trail system that can be accessed from this location. From View 1, the Project site is viewed as a topographically varied property crossed by overhead SDG&E power lines located in the lower elevation foreground of a higher topographic landform that is located in the Rancho La Costa Reserve that surrounds the site to the west and south. A portion of the Old Creek Ranch residential community is visible in the distance, which climbs the hillside located west of the Project site and is accessed from San Elijo Road.

View 2

Figure 3.1-2, also shows View 2, which represents the view experienced from the westbound travel lanes of San Elijo Road passing the Project site. As shown, landscaping in the center median of San Elijo Road obscures views of the Project site. Beyond the trees in the landscaped center median, the Project site can be intermittently seen as an undeveloped property with a sloping hillside adjacent to San Elijo Road blocking views to the site's interior. Above the trees in the center median, a steel SDG&E tower can be seen supporting overhead lines, that run off-site to the north and also to the south across the approximate center of the Project site. Due to the trees in the landscaped center median and foreground hillside topography, distant views from this location are either blocked or substantially obscured. As drivers pass the Project site and continue traveling north, views of residential homes in the Old Creek Ranch community become visible on the hillside west of and past the Project site.

View 3

Figure 3.1-3, *Site Photographs 3 and 4*, shows View 3, which is a representative view of from the perspective of a pedestrian walking westbound along the soft surface trail that fronts the Project site along San Elijo Road. From this location, the view of the Project site is of hillside vegetated with trees, shrubs, and scrub and containing a SDG&E steel structure supporting overhead utility lines. In the foreground along San Elijo Road is the soft surface trail, utility equipment, fencing, signage, chain link fencing, and telephone poles and overhead wires. Beyond the Project site in the distance on the hillside, homes located in the Old Creek Ranch community are visible.

View 4

Figure 3.1-3 also shows View 4, which represents the view of a pedestrian or motorist traveling eastbound on San Elijo Road approaching the Project site. As seen from this perspective, the Project site is viewed as a vegetated hillside landform adjacent to San Elijo Road that blocks views to the interior of the Project site. No distant views are possible beyond the Project site from this location. In the foreground is San Elijo Road, a soft surface trail that fronts the Project site, a concrete drainage ditch, and an access gate for the trail system that traverses the Rancho La Costa Reserve.

View 5

Figure 3.1-4, *Site Photographs 5 and 6*, shows View 5, which is a representative view looking toward the Project site from the Copper Creek recreational trail system located to the west in the Rancho La Costa Reserve. From this location, trail users looking in this direction would be looking down into the topographic saddle of the Project site. SDG&E steel towers supporting overhead lines are visible, which mark the approximate center of the Project site where the site adjoins San Elijo Road. Prominently visible is the Loma San Marcos recreation center located east of the Project site, in the right of the photograph. Topographic landforms associated with the Elfin Forest Recreational Reserve are visible in the distance, along with various residential neighborhoods with supporting uses that are built into the hillsides and are visible in the background. The community of San Elijo Hills located northeast of the Project site is prominently seen including the Estates of San Elijo Hills that is visually prominent on top of the distant landform.

View 6

Figure 3.1-4 also shows View 6, which is a representative view looking toward the Project site from the Quarry Trail recreational trail system located to the north of the Project site and north of San Elijo Road. From this location, trail users looking in a southerly direction towards the Project site would be looking down onto the Project site and view the site in the lower elevation foreground of the higher a higher topographic landform that is located in the Rancho La Costa Reserve that surrounds the site to the west and south. A portion of the Old Creek Ranch residential community is visible in the distance west of the Project site, which climbs the hillside. SDG&E steel towers supporting overhead lines are visible, which mark the approximate center of the Project site where the site adjoins San Elijo Road. Also prominently visible is the Loma San Marcos recreation center located east of the Project site, in the left of the photograph.

3.1.2 Analysis of Project Effects and Determinations as to Significance

Guideline for the Determination of Significance

A significant aesthetics and visual quality impact would occur if the Project would:

- Introduce features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing,

coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines.

Guideline Source

The significance guideline is based on the Guidelines for Determining Significance and Report and Content Requirements for Visual Resources approved by PDS on July 30, 2007.

Analysis

The Project entails a proposed Tentative Map (TM) and other associated entitlement approvals to allow for the development of 76 single-family homes, consistent with the General Plan land use designation for the site. As described in Section 1.0 of this EIR, residential development would occur on 18.27 acres, a recreation park would occur on 0.31-acre, and water bioretention basins would occur on 2.4 acres. Approximately 63.9 acres of the Project site would not be developed. Of the 63.9 acres, 53.13 acres (TM Lot S) is designated as biological open space, while the other lots accommodate SDG&E easements, fire management buffers, manufactured slopes, and one lot (TM Lot G) would be used as recreational open space that is designed to accommodate a public parking lot and a 10-foot-wide decomposed granite trail segment that would connect to the existing, off-site Copper Creek Trail. Each of the proposed residential lots would contain one single-family one, on lot sizes ranging from $\pm 7,899$ square feet (s.f.) to $\pm 21,440$ s.f.

The Project would not introduce any features that would detract from or contrast with the visual character of the surrounding community. The surrounding community is comprised of a mixture of residential neighborhoods with supportive uses, and open space. Much of the residential development in the area is constructed in hillside topography, with homesites and roads that climb and descend the topography as shown on Figure 3.1-5, *Surrounding Community Context Aerial Photograph*.

The Project's proposed single-family homes would be designed in a character that is consistent with the surrounding single-family neighborhood developments. The 76 homes to be developed on the Project site would be required to comply with the setbacks, density, size, massing, coverage, and scale specified for Rural Residential zoning in the County's Zoning Ordinance, with the exception of lot size. An Administrative Permit (PDS2020-AD-20-011) is proposed as part of the Project to allow for residential lot size averaging. This will allow the proposed residential lots to be clustered in the northernmost portion of the Project site, while reserving other portions of the RR zoned area that contain sensitive habitats for open space preservation.

The Project's conceptual landscaping plan is shown in EIR Section 1.0 on Figure 1-3. Landscaping would occur along San Elijo Road and on site within rights-of-way along street frontages, on manufactured slopes, and in and around the bioretention basins. Landscaping would be ornamental in nature, except on manufactured slopes, vegetated swales, and bioretention basins where plant materials would be selected to serve environmental functions (e.g., water quality). The landscaping character would be similar and complementary to the landscaping found in the surrounding community.

The Project is not subject to any design guidelines and would not be inconsistent with established visual elements and the aesthetic quality of the surrounding area. Based on the Project's design, there is no reasonable possibility of the Project conflicting with important visual elements or the quality of the area. Residential development proposed as part of the Project would be partially visible from San Elijo Road and from public viewpoints available on the recreational trail systems in the surrounding community. The development would be perceived as stepping up the hillside from San Elijo Road, as do existing homes established in the Old Creek Ranch residential community to the west. The Project's homes would appear in the foreground lower elevations of the surrounding topography, behind which the higher topographic elevations found in the Rancho La Costa Reserve would remain visible in the distance on the horizon. The SDG&E steel support towers and overhead lines would remain in their existing location and traverse through the center of the Project site, undisturbed by the Project. For these reasons, the Project would have a less-than-significant impact on visual character.

Guideline for the Determination of Significance

A significant aesthetics and visual quality impact would occur if the Project would:

- Result in the removal or substantial adverse change of one or more features that contribute to the valued visual character or image of the neighborhood, community, or localized area, including but not limited to landmarks (designated), historic resources, trees, and rock outcroppings.

Guideline Source

The significance guideline is based on the Guidelines for Determining Significance and Report and Content Requirements for Visual Resources approved by PDS on July 30, 2007.

Analysis

No designated landmarks, historic resources, rock outcroppings, or unique visual features such as prominent stands of trees, are located on the Project site. Trees that are removed in the Project's development footprint would be replaced by additional trees, as shown on the Project's conceptual landscaping plan depicted in EIR Section 1.0 on Figure 1-3. Landscaping would occur along San Elijo Road and on site within rights-of-way along street frontages, in the park, on manufactured slopes, and in and around the bioretention basins.

Furthermore, the Project site is not located such that Project features would block views toward, isolate, or cause the loss or degradation of any community features that contribute to the visual character of the neighborhood. The Project is located adjacent to slopes and open space preserve areas; however, the Project is designed to preserve the steep slopes and retain views of the slopes and landforms located south and west of the Project site. As a result, the Project would not remove or cause a substantial change to any community feature that substantially contributes to visual character. The Project would have a less-than-significant impact.

Guideline for the Determination of Significance

A significant aesthetics and visual quality impact would occur if the Project would:

- Substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from:
 - a public road,
 - a trail within an adopted County or state trail system,
 - a scenic vista or highway, or
 - a recreational area.

Guideline Source

The significance guideline is based on the Guidelines for Determining Significance and Report and Content Requirements for Visual Resources approved by PDS on July 30, 2007.

Analysis

The 89.23-acre Project site is located south of San Elijo Road and east of Denning Drive in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. To the west and south of the Project site is open space associated with the Rancho La Costa Habitat Conservation. While there are views of the Project site, including the proposed development area, from San Elijo Road, none of these are considered scenic roadways with sensitive viewsheds that include the Project site. There are no Designated Scenic Highways in proximity to the Project site. The nearest Designated Scenic Highway to the Project site is State Route (SR) 78 located 15 miles to the north of the Project site. No direct views to the Project site are available from the Scenic Highway portion of SR-78 due to intervening topography and distance.

Primary viewer groups to the Project's proposed development area would include vehicular travelers along San Elijo Road and pedestrian residents and visitors hiking in the adjacent conservation areas. The Project's proposed design includes open space uses on 63.9 acres that would provide for biological and other types of open space and a wildlife corridor that would connect to the adjacent open space lands south and west of the Project site. The proposed residential development area would be clustered in the northern portion of the Project site. As noted above under the discussion of existing conditions, there are no designated focal or panoramic vistas designated by the County General Plan, the San Dieguito Community Plan, or the City of San Marcos General Plan on the site or in the immediate vicinity of the Project site. Using the representative site photos presented earlier in this section, below are descriptions from each representative location demonstrating that the Project would not substantially obstruct, interrupt, or detract from a valued focal and/or panoramic view visible from a public road. Although representative views from trails also are described below, the trails are not part of an adopted County or state trail system, so the Project has no potential to substantially impact views from an adopted trail system.

Analysis of View 1

View 1 is a representative view from San Elijo Road approaching the Project site westbound from east of the site. From this location, the Project's residential development would be visible in the foreground and a new traffic signal would be visible at the intersection of San Elijo Road and the existing driveway that accesses Loma San Marcos, which would serve as the Project's proposed Street "E". The SDG&E steel tower and power lines would remain visible in their existing location, with residential homes proposed by the Project located in front of and behind the utility corridor. The development would step up from San Elijo Road but would remain in the lower elevation foreground of the higher topographic landform that is located beyond the Project site in the Rancho La Costa Reserve. Although the distant landform is not a designated vista, the Project would nonetheless not substantially obstruct, interrupt, or detract from the distant hillside view. The Project would preserve part of the distant view by designating the southern portion of the Project site as permanent open space.

Analysis of View 2

View 2, which represents the view experienced from the westbound travel lanes of San Elijo Road passing the Project site. Upon implementation of the Project, the landscaping in the center median of San Elijo Road would continue to obscure views of the Project site including of the proposed development. The Project's design includes the installation of additional landscaping along the Project site frontage with San Elijo Road. Although some portions of the Project's residential development may be visible from this location, the obscure nature of the views and lack of focal and panoramic vistas beyond the landscaping preclude any reasonable possibility of the Project obstructing, interrupting, or detracting vista views.

Analysis of View 3

View 3 is a representative view from the perspective of a pedestrian walking westbound along the soft surface trail that fronts the Project site along San Elijo Road. From this location, the view of the Project site is of a vegetated hillside interrupted by an SDG&E steel tower. Upon implementation of the Project, the hillside would be replaced with a terraced manufactured slope that would rise up from the road and block near-ground views of the proposed development. A few rear yards of proposed residential lots may be visible but given the perspective of the viewer and lack of distance views due south from this location, there is no reasonable possibility of the Project obstructing, interrupting, or detracting vista views from this location.

Analysis of View 4

View 4 represents the view of a pedestrian or motorist traveling eastbound on San Elijo Road approaching the Project site. Under existing conditions, the Project site is viewed as a vegetated hillside landform that blocks views to the interior of the Project site. No distant views are possible beyond the Project site from this location and a terraced manufactured slope that is part of the Project's design would continue to block interior views of the site from this vantage point. As such, there is no reasonable possibility of the Project obstructing, interrupting, or detracting vista views from this location.

Analysis of Views 5 and 6

Views 5 and 6 are representative views looking toward the Project site from the Copper Creek recreational trail system (View 5) and the Quarry Trail recreational trail system (View 6). Both of these locations are at a higher elevation than the Project site. Upon implementation of the Project, trail users would look down onto the Project's permanently preserved open space areas and the 76-home community that is proposed in the northern portion of the site near San Elijo Road. The SDG&E steel towers supporting overhead lines, which mark the approximate center of the Project site, would remain visible in their existing location. Because the residential development area would occur at a lower topographic elevation than surrounding landforms, the Project's development would not obstruct, interrupt, or detract from the distant hillside view. Further, these trails are not part of an adopted County or state trail system.

Guideline for the Determination of Significance

A significant aesthetics and visual quality impact would occur if the Project would:

- Not comply with applicable goals, policies, or requirements of an applicable County Community Plan, Subregional Plan, or Historic District Zoning.

Guideline Source

The significance guideline is based on the Guidelines for Determining Significance and Report and Content Requirements for Visual Resources approved by PDS on July 30, 2007.

Analysis

Table 3.1-1, *Summary of Visual Resources Applicable Community Plan Goals and Policies*, summarizes the applicable San Dieguito Community Plan goals and policies related to visual resources and analyzes the Project's consistency. As discussed in Table 3.1-1, the Project would comply with the applicable goals, policies, and requirements of the San Dieguito Community Plan. Impacts would be less than significant.

3.1.3 Cumulative Impact Analysis

The geographic scope for the land use cumulative analysis includes the San Dieguito Community Plan area and nearby areas in the City of San Marcos, primarily focused on areas within the same viewshed as the Project. The Project site is located in a visual context of hillside topography in which residential development and supportive uses are built into the landforms and terrace up and down slopes as depicted in Figure 3.1-5. Known cumulative projects are listed in Table 1-3, *List of Cumulative Development Projects*. The Project site is surrounded by undeveloped open space west and south protected in an open space preserve and characterized by steep slopes. Implementation of the Project and identified cumulative projects would continue to add to the developed community context, but based on proposed design is determined to be visually compatible with the surrounding neighborhood character with utilization of appropriate architecture, materials, and development patterns as necessary to ensure consistency with the aesthetic goals, principles, and objectives of the County's General Plan.

There is not a consistent architectural theme in the Project area, which includes single-family neighborhoods with supported uses and commercial development. Future implementing cumulative development would be required to comply with applicable development standards of the City of San Marcos and County of San Diego zoning ordinances, which would ensure that the height and bulk of development is compatible with existing development patterns within the San Dieguito Community and City of San Marcos and would provide architectural features and treatments that would not contrast with existing development. The cumulative projects located in the same viewshed as the Project site would also be required to comply with the same development standards as the Project, or those applied by the City of San Marcos. Therefore, the Project would not combine with other cumulative projects or existing developments to result in significant aesthetic impacts. The Project would not result in a cumulatively considerable contribution to a significant cumulative impact related to scenic quality.

No designated landmarks, historic resources, rock outcroppings, or unique visual features such as prominent stands of trees, are located on the Project site. As such, the Project has no potential to cumulatively contribute to a loss of these visual resources. Trees that are removed in the Project's development footprint would be replaced by additional trees, as shown on the Project's conceptual landscaping plan depicted in EIR Section 1.0 on Figure 1-3.

The Project's development also has no reasonable potential of opening up a new area for development, so there is no reasonable potential that the Project would trigger other development to occur in the area or resulting extensive view blockage, especially from designated public view corridors and of public resources. The Project site is surrounded by San Elijo Road, a developed recreational center, and permanently preserved open space. Further, the southern portion of the Project site would be permanently preserved as open space as part of the Project's design. There are no improvements being made by the Project that would be growth inducing. Therefore, the Project would not result in a cumulatively considerable contribution to a significant cumulative impact to scenic views.

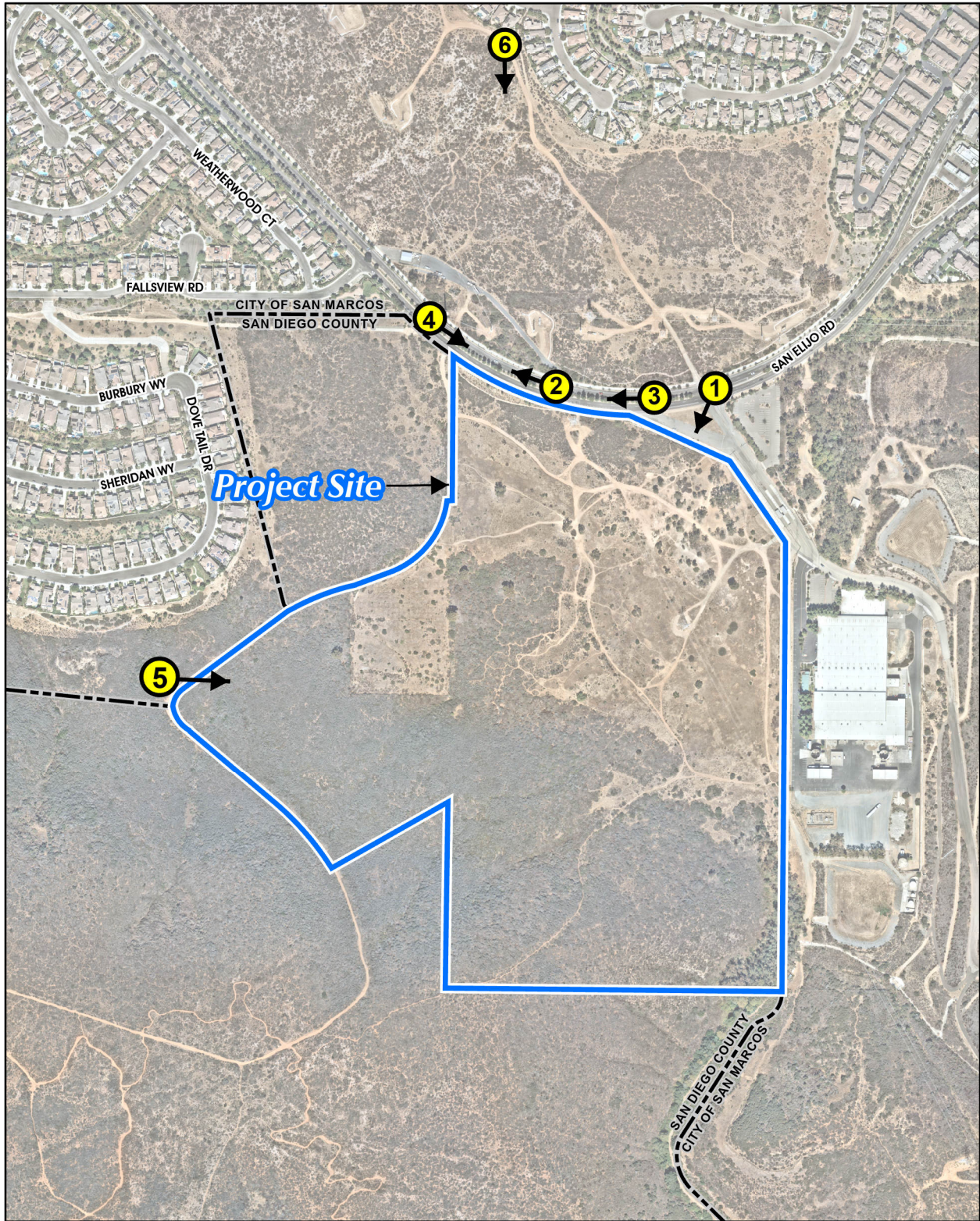
For the above stated reasons, the Project's impacts on aesthetics and visual resources would be less than significant and less than cumulatively considerable.

3.1.4 Significance of Impacts Prior to Mitigation

Based on the analysis provided above, the Project would have less-than-significant impacts related to aesthetics and visual resources.

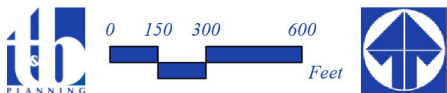
3.1.5 Conclusion

Based on the analysis provided above, no significant Project-specific or cumulatively considerable impacts related to aesthetics and visual resources would result from implementation of the Project.



Source(s): Esri, Nearmap Imagery (September 2022)

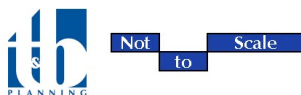
Figure 3.1-1



Site Photographs Key Map



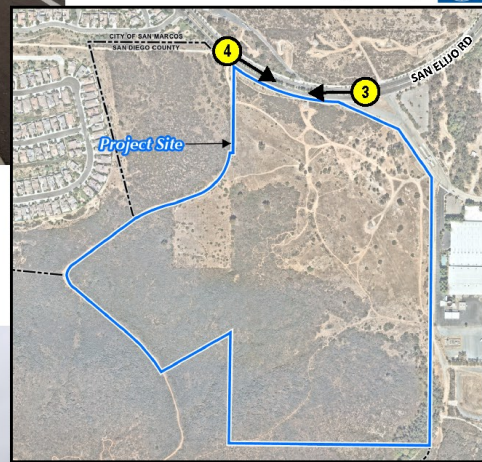
Figure 3.1-2



Site Photographs 1 and 2



View 3 - North of the Project Site along San Elijo Rd. looking West.

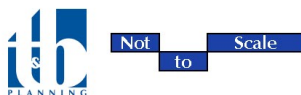


Key Map 



View 4 - West of the Project Site looking Northeast.

Figure 3.1-3



Site Photographs 3 and 4

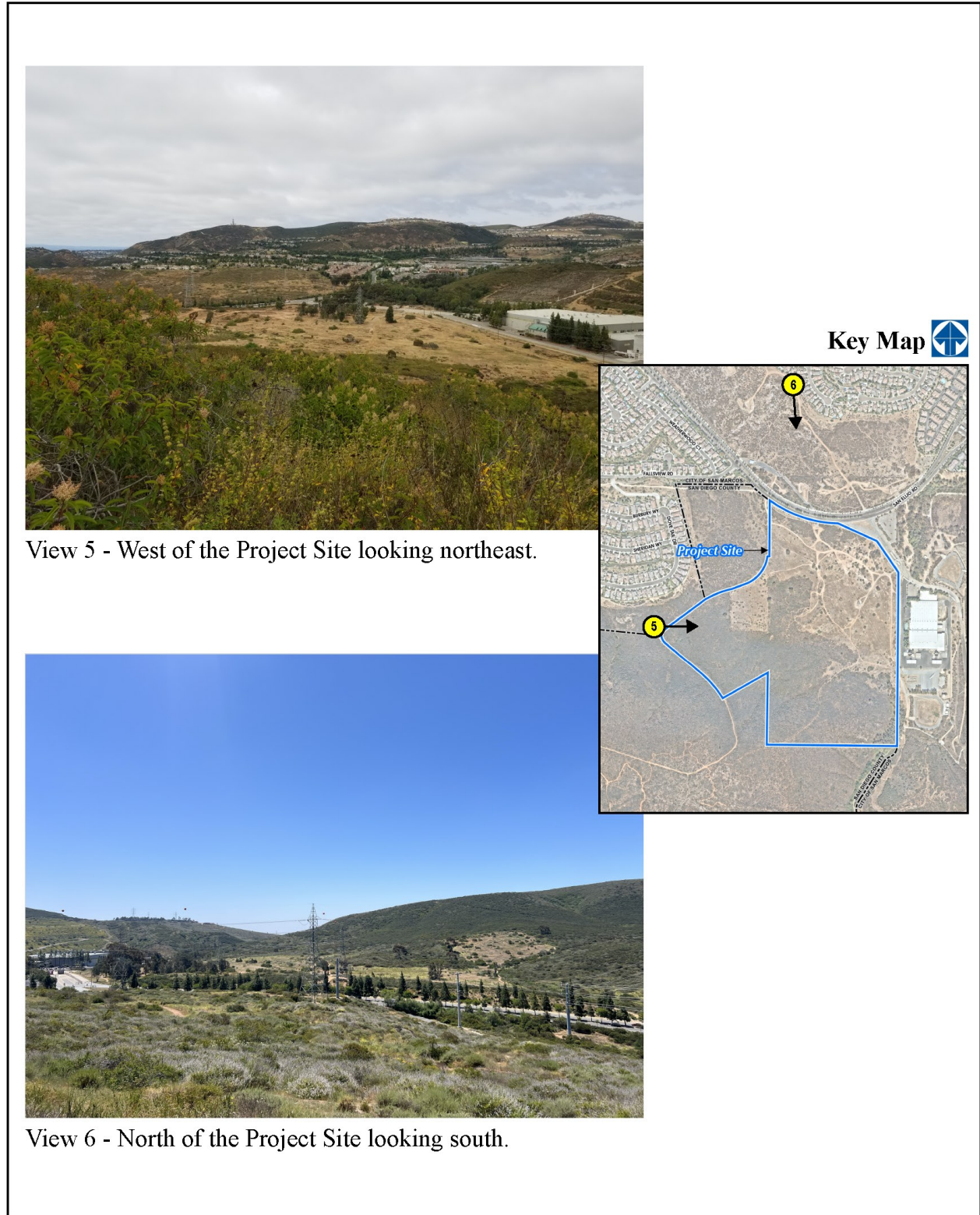
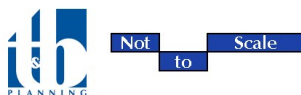


Figure 3.1-4

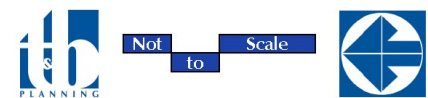


Site Photographs 5 and 6



Source(s): Google Earth (2022)

Figure 3.1-5



Surrounding Community Context Aerial Photograph

Table 3.1-1 Summary of Visual Resources Applicable Community Plan Goals and Policies

Policy	Project Consistency
<p>Community Character General Policy 3 - Establish and maintain San Dieguito as an economically and socially balanced community while ensuring that development is gradual, orderly and in harmony with the existing environment.</p>	<p>Consistent. The Project is compliant with the General Plan designation for the site and would create an orderly development. Residential development of the Project site is proposed to be clustered in the northeastern portion of the Project site to allow preservation of open space and steep hillsides. The clustering allows harmony with the existing topography and open space areas surrounding the Project site.</p>
<p>Community Character General Policy 5 - Encourage the preservation and enhancement of the natural features located within the San Dieguito Plan Area.</p>	<p>Consistent. Development of the Project site is designed to cluster development in the northeastern portion of the Project site to allow preservation of on-site natural features within the San Dieguito Plan Area.</p>
<p>Community Character General Policy 9 - In reviewing proposed development the County shall consider such criteria as:</p> <ul style="list-style-type: none"> a. Site topography and protection of steep slopes; b. View orientation and view protection of adjacent properties; c. Natural site amenities such as trees, bluff, rocks and natural drainage channels; d. Access to the proposed residence; e. Protection of ridgelines, and f. Preservation of dark skies 	<p>Consistent. Development of the Project site is designed to cluster development in the northeastern portion of the Project site to allow preservation of steep slopes and cluster development away from the natural topographic features. The height of Project buildings and the existing topography would not impact the views of adjacent properties. Access to the proposed residences would be via an existing driveway and internal private roadway system. The Project would be required to comply with the County’s Dark Sky Ordinance (Section 59.101), which requires lighting to be directed downward and screened to maintain preservation of dark skies.</p>
<p>Conservation General Policy 3 - Preserve the best natural features of the area in their natural state and avoid the creation of an urbanized landscape. (See General Plan Policy LU-6.6)</p>	<p>Consistent. Development of the Project site is designed to cluster development in the northeastern portion of the Project site to allow preservation of on-site natural features within the San Dieguito Plan Area.</p>
<p>Conservation - Dark Sky Policy 1 - In general, outdoor lighting must be directed downward and screened so as not to be visible from any adjoining property or street.</p>	<p>Consistent. Outdoor lighting would be required to comply with County’s Dark Sky Ordinance (Section 59.101). All lighting would be required to be fully shielded and directed downward to minimize opportunities for unnecessary sky glow and light trespass.</p>
<p>Scenic Highways General Policy 1 - It shall be appropriate to add Scenic (S) Special Area Regulations to the zoning of all properties adjacent to any Mobility Element Road. Land within the Scenic Viewshed of a Mobility</p>	<p>Consistent. The Project site is not located adjacent to any Mobility Element Road; thus, the Project would not be inconsistent with this policy.</p>

Element Road shall also be subject to the standards and criteria of the "S" Designator.	
Open Space General Policy 4 - During review of large scale developments, permit the use of planned residential developments to cluster structures and leave areas of natural open space.	Consistent. The Project is designed to cluster development in the northeastern portion of the Project site to allow preservation of natural open space in the southern portions of the Project site.