



2023 Elfin Forest Road  
Elfin Forest, CA 92029

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December 26, 2012

## **Harmony Grove Buffer Plan Draft**

### **Landscaped Buffer Area Between Business and Residential Zones in Harmony Grove**

The urban-rural buffer zone shall be adjacent to the street on the east side of Harmony Grove Road from the intersection with Kauana Loa to the beginning of the County boundary to the south. Within this zone, a natively landscaped area not less than twenty-five (25) feet in width, measured at right angles to the property lines, shall be established along the entire length; said area shall be so designed and planted as to be eighty percent (80%) or more opaque when viewed horizontally between two (2) feet above average ground level and ten (10) feet above average ground level; said area shall be established and maintained by the city of Escondido in a neat and clean condition at all times and the setting and selection of native plants shall be such as to assure securing eighty percent (80%) opacity within twelve (12) months after the landscaping is begun. Landscaped earthen berms may be incorporated as needed to provide additional sound control and visual relief. This buffer shall be wide enough to contain, between the landscaped zone and Harmony Grove Road, a multipurpose trail similar in design to the existing trail in the ERTC, that will connect to the ERTC trail, and that shall at no point be closer than 15 ft to Harmony Grove Road, except where it may be necessary for road crossings. This trail will ultimately connect to Trail #14 on the County Master Trails Plan.

No outdoor advertising sign or outdoor advertising structure shall be placed and/or maintained in any buffer zone.

Landscaping shall consist of native plants

Structure walls that face the buffer zone (these are expected to be the back walls only of commercial/industrial buildings) must be painted in earth-toned colors to blend in with the landscaped buffer.

No business building or associated structure that is located immediately adjacent to the buffer zone shall have more than 4 stories.

Lighting for businesses adjacent to the buffer zone shall be subdued and shielded to the fullest extent possible to minimize light pollution into and beyond the buffer zone.

Businesses that occupy locations adjacent to the buffer zone will have reasonable noise restrictions to limit noise pollution into and beyond the buffer zone.

The process to add the critical linking multipurpose recreational trails that will join the City's ERTC trail and the County Master Trail Plan trails that will go into Harmony Grove Village, into Eden Valley, and along the Escondido Creek, to the Escondido Master Trail Plan shall commence.

Sincerely,

A handwritten signature in red ink, appearing to be 'JA Benjamin', written over a faint circular stamp.

Jacqueline Arsivaud Benjamin  
Chair, Elfin Forest Harmony Grove Town Council

cc:  
Robert Barry, AICP, LAFCO  
Lois Jones, Secretary, San Dieguito Planning Group