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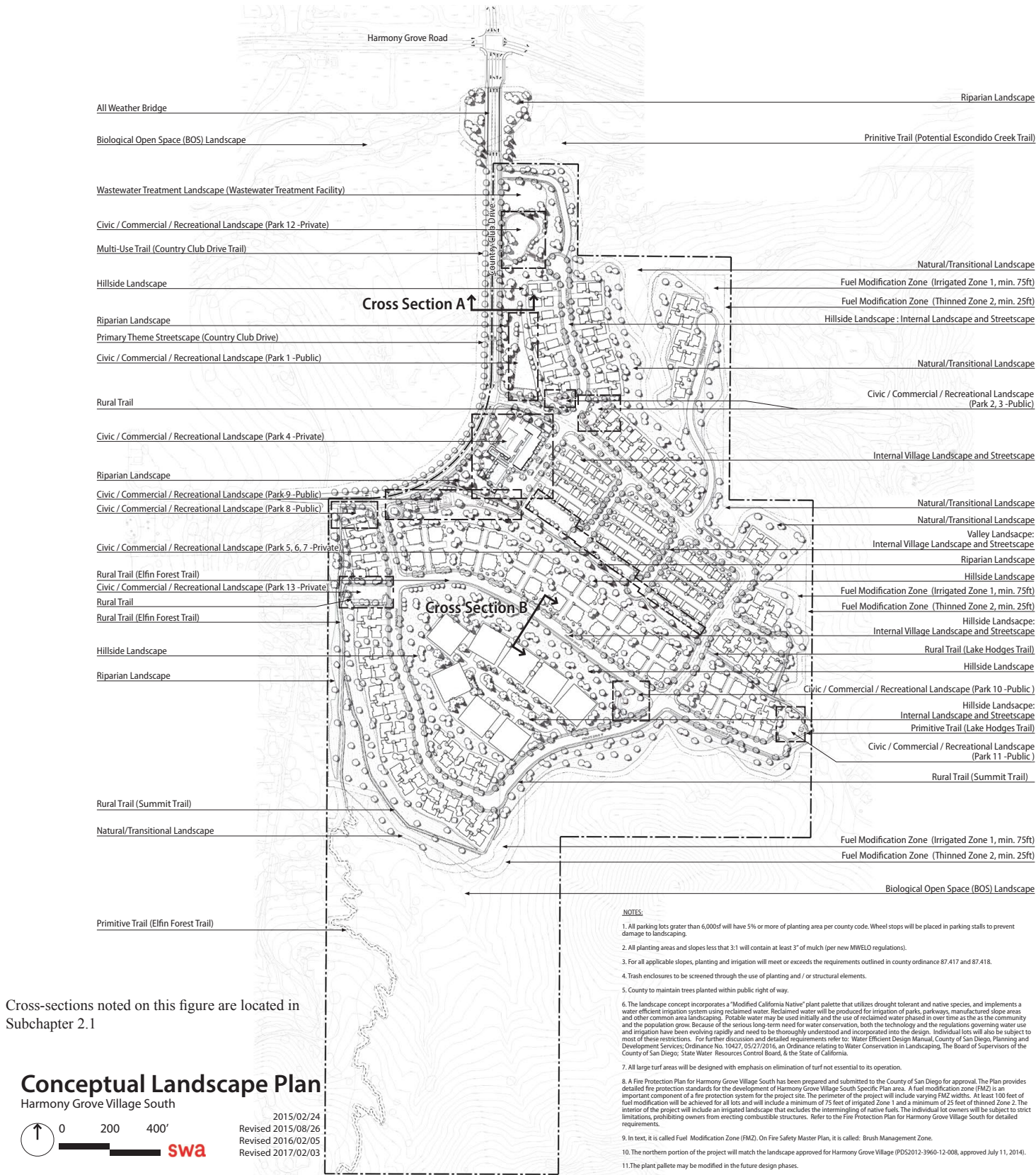
Source: PDC 2016

Project Landscape Zones

HARMONY GROVE VILLAGE SOUTH

Figure 1-20a

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Cross-sections noted on this figure are located in Subchapter 2.1

Conceptual Landscape Plan

Harmony Grove Village South

2015/02/24
Revised 2015/08/26
Revised 2016/02/05
Revised 2017/02/03



Trees

1. Valley Landscape

• Primary Theme Streetscape (Country Club Drive)

The primary streetscape tree is the California Pepper. It is to be planted in formal rows, occasionally interrupted with small groves of Oak, Sycamore, and Brisbane box. Permanent irrigation is required. Acceptable species include but are not limited to:

Botanical Name	Common Name	Container Size Range
<i>Schinus molle</i>	California Pepper	24" Box, 36" Box
<i>Quercus</i> species	Oak	36" Box, 48" Box
<i>Platanus racemosa</i>	California Sycamore	36" Box, 48" Box
<i>Lophostemon conferta</i>	Brisbane Box	24" Box, 36" Box

• Internal Village Landscape and Streetscape

The internal landscape is to be planted with small to medium size specimens and canopy trees, primarily broadleaf evergreen in formal clusters in areas around buildings and in more formal rows along streets. Permanent irrigation is required. Acceptable species include but are not limited to:

Botanical Name	Common Name	Container Size Range
<i>Agonis flexuosa</i>	Peppermint Tree	24" Box, 36" Box
<i>Arbutus unedo</i>	Strawberry Tree	24" Box, 36" Box
<i>Cinnamomum camphora</i>	Camphor Tree	36" Box, 48" Box
<i>Fraxinus angustifolia</i> 'Raywood'	Ash	24" Box, 36" Box
<i>Lagerstroemia</i> species	Crape Myrtle	24" Box, 36" Box
<i>Liquidambar styraciflua</i> 'Festival'	American Sweetgum	36" Box, 48" Box
<i>Magnolia grandiflora</i> 'Majestic Beauty'	Southern Magnolia	36" Box, 48" Box
<i>Quercus virginiana</i>	Southern Live Oak	36" Box, 48" Box
<i>Lophostemon conferta</i>	Brisbane Box	24" Box, 36" Box

2. Hillside Landscape

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

• Hillside Landscape

Botanical Name	Common Name	Container Size Range
<i>Geijera parviflora</i>	Australian Willow	24" Box, 36" Box
<i>Lophostemon conferta</i>	Brisbane Box	24" Box, 36" Box
<i>Platanus racemosa</i>	California Sycamore	24" Box, 36" Box
<i>Quercus agrifolia</i>	Coast Live Oak	24" Box, 36" Box
<i>Rhus lancea</i>	African Sumac	15 Gallon, 24" Box
<i>Sambucus mexicana</i>	Blue Elderberry	15 Gallon, 24" Box
<i>Quercus virginia</i>	Southern Live Oak	15 Gallon, 24" Box
<i>Malmosa laurina</i>	Laurel Sumac	15 Gallon, 24" Box
<i>Heteromeles arbutifolia</i>	Toyon	15 Gallon, 24" Box
<i>Rhus integrifolia</i>	Lemonade Berry	15 Gallon, 24" Box
<i>Vitis</i> variety	Grape	15 Gallon
<i>Citrus</i> variety	Lemon	24" Box, 36" Box
<i>Punica granatum</i> variety	Pomegranate	24" Box, 36" Box

• Internal Landscape and Streetscape

Botanical Name	Common Name	Container Size Range
<i>Agonis flexuosa</i>	Peppermint Tree	24" Box, 36" Box
<i>Arbutus unedo</i>	Strawberry Tree	24" Box, 36" Box
<i>Fraxinus angustifolia</i> 'Raywood'	Ash	24" Box, 36" Box
<i>Lagerstroemia</i> species	Crape Myrtle	24" Box, 36" Box
<i>Quercus virginiana</i>	Southern Live Oak	36" Box, 48" Box
<i>Lophostemon conferta</i>	Brisbane Box	24" Box, 36" Box

Shrubs, Vines, & Groundcover

Shrubs 3' - 8' Evergreen, Slope Control (Interior Slopes)

Botanical Name	Common Name	Container Size Range
<i>Agave attenuata</i>	Foxtail Agave	5 Gallon
<i>Aloe strata</i>	Coral Aloe	1 Gallon
<i>Cistus x canescens</i>	Rock Rose	1 Gallon
<i>Cistus ladanifer</i> maculatus	Brown-Eyed Rock Rose	1 Gallon
<i>Heteromeles arbutifolia</i>	Toyon	5 Gallon
<i>Leptospermum scoparium</i> 'Ruby Glow'	Ruby Glow New Zealand Tea Tree	5 Gallon
<i>Rhus ovata</i>	Sugar Bush	5 Gallon
<i>Rhipidolpis indica</i> 'Ballerina'	Ballerina Indian Hawthorne	1 Gallon
<i>Rosemarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue Rosemary	1 Gallon
<i>Salvia leucantha</i>	Mexican Sage	1 Gallon
<i>Salvia mellifera</i>	Black Sage	1 Gallon

Groundcover - Evergreen, Slope Erosion Control (Interior Slopes)

Botanical Name	Common Name	Container Size Range
<i>Baccharis pilularis</i> 'Twin Peaks'	Dwarf Coyote Brush	50% 1 Gal/50% Flats@ 36" O.C.
<i>Ceanothus griseus</i> 'horitz yankee pt	Yankee Point Ceanothus	50% 1 Gal/50% Flats@ 36" O.C.
<i>Myoporum parvifolium</i>	Prostrate Myoporum	50% 1 Gal/50% Flats@ 36" O.C.
<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet	50% 1 Gal/50% Flats@ 36" O.C.

Groundcover - Evergreen, Slope Erosion Control (Exterior Slopes)

Container Plantings

Botanical Name	Common Name	Container Size Range
<i>Artemisia palmeri</i>	San Diego Sagewort	1 Gallon
<i>Baccharis pilularis</i> 'Twin Peaks'	Dwarf Coyote Brush	1 Gallon
<i>Comarostaphylis diversifolia</i> ssp.	Summer Holly	1 Gallon
<i>Ceanothus verrucosus</i>	Wart-Stemmed Ceanothus	1 Gallon
<i>Encelia californica</i>	Coast Sunflower	1 Gallon
<i>Eriophyllum confertiflorum</i>	Golden-Yarrow	1 Gallon
<i>Eschscholzia californica</i>	California Poppy	1 Gallon
<i>Hazardia squarrosa</i>	Yellow Squirrel Cover	1 Gallon
<i>Heteromeles arbutifolia</i>	Toyon	5 Gallon
<i>Lotus scoparius</i>	Deer Weed	1 Gallon
<i>Malosma laurina</i>	Laurel Sumac	5 Gallon
<i>Mimulus aurantiacus</i> puniceus	Red Monkeyflower	1 Gallon
<i>Nemophila menziesii</i>	Baby Blue Eyes	1 Gallon
<i>Rhus integrifolia</i>	Lemonade Berry	5 Gallon

Open Space Adjacent Riparian Corridor & Detention Slopes

Container Plantings

Botanical Name	Common Name	Container Size Range
<i>Artemisia palmeri</i>	San Diego Sagewort	1 Gallon
<i>Carex spissa</i>	San Diego Sedge	1 Gallon
<i>Iva hayasiana</i>	San Diego Marsh Elder	1 Gallon
<i>Juncus acutus</i>	Spiry Rush	1 Gallon
<i>Mimulus guttatus</i>	Golden Monkey Flower	1 Gallon

3. Riparian Landscape

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

Botanical Name	Common Name	Container Size Range
<i>Alnus rhombifolia</i>	White Alder	15 Gallon, 24" Box
<i>Laurus nobilis</i>	Sweet Bay	24" Box
<i>Platanus racemosa</i>	California Sycamore	24" Box, 36" Box
<i>Populus fremontii</i>	Western Cottonwood	15 Gallon, 24" Box
<i>Quercus agrifolia</i>	Coast Live Oak	24" Box, 36" Box
<i>Salix</i> species	Willow	15 Gallon
<i>Sambucus mexicana</i>	Blue Elderberry	15 Gallon, 24" Box

4. Natural/Transitional Landscape

• Transition Landscape

Generally, these are plantings with lower growing trees that are native or indigenous and blend with natural or more ornamental landscapes. Temporary or permanent irrigation is required. Acceptable species include but are not limited to:

Botanical Name	Common Name	Container Size Range
<i>Heteromeles arbutifolia</i>	Toyon	15 Gallon, 24" Box
<i>Malosma laurina</i>	Laurel Sumac	15 Gallon, 24" Box
<i>Quercus</i> species	Oak	15 Gallon, 24" Box
<i>Rhus integrifolia</i>	Lemonade Berry	15 Gallon, 24" Box

• Natural Landscape

Vegetation in these areas are primarily grasses and Coastal Sage Chaparral habitat

5. Civic / Commercial / Recreational Landscape

The Special Use Areas contain an informal and eclectic mix of treeforms, shrubs, and groundcovers including agricultural landscape features to provide a rich setting and backdrop for ongoing functions. Permanent irrigation is required. Acceptable species include but are not limited to:

Botanical Name	Common Name	Container Size Range
<i>Schinus molle</i>	California Pepper	24" Box, 36" Box
<i>Ginkgo biloba</i> (male trees)	Maidenhair Tree	24" Box, 36" Box
<i>Magnolia grandiflora</i>	Southern Magnolia	36" Box, 48" Box
<i>Quercus suber</i>	Cork Oak	36" Box, 48" Box
<i>Vitis</i> variety	Grape	15 Gallon
<i>Citrus</i> variety	Lemon	24" Box, 36" Box
<i>Punica granatum</i> variety	Pomegranate	24" Box, 36" Box

6. Wastewater Treatment Landscape

To help disguise the wastewater treatment use, a screening landscape will be planted in informal clusters using both trees and large shrubs. Trees such as Brisbane box will be used in combination with native shrubs. An informal arrangement will provide buffering of the facilities while also blending with the character of the overall Harmony Grove Village South landscape. Permanent irrigation is required. Acceptable species include but are not limited to:

Botanical Name	Common Name	Container Size Range
<i>Lophostemon conferta</i>	Brisbane Box	24" Box, 36" Box
<i>Platanus racemosa</i>	California Sycamore	24" Box, 36" Box
<i>Heteromeles arbutifolia</i>	Toyon	15 Gallon, 24" Box
<i>Malosma laurina</i>	Laurel Sumac	15 Gallon, 24" Box

7. Biological Open Space (BOS) Landscape

Biological open space includes the Escondido Creek area (offsite) and the large biological open space to south which consists of southern mixed chaparral and a stand of mature California live oaks. These areas will remain largely undisturbed. Where restoration is needed, native plant species will be used to match the existing vegetation.

Hydroseed - Coastal Sage Scrub Mix

Erosion Stabilizer / Exterior Slope / Temporarily - Irrigated)

Botanical Name	Common Name	LB/AC	%PURITY/GERMINATION
<i>Artemisia californica</i>	Coastal Sagebrush	2	15/50
<i>Encelia californica</i>	Bush Sunflower	4	40/60
<i>Eriogonum fasciculatum</i>	California Buckwheat	6	10/65
<i>Eriogonum parvifolium</i>	Saw Cliff Buckwheat	4	30/60
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	3	30/60
<i>Eschscholzia californica</i>	California Poppy	1	98/75
<i>Helianthemum scoparium</i>	Rush Rose	2	70/50
<i>Lotus scoparius</i>	Deerweed	6	90/60
<i>Lupinus bicolor</i>	Pygmy-Leaf Lupine	4	98/80
<i>Lupinus succulentus</i>	Arroyo Lupine	4	98/85
<i>Mimulus puniceus</i>	Bush Monkeyflower	2	2/55
<i>Salvia mellifera</i>	Black Sage	1	70/50
<i>Vulpia microstachys</i>	Small Fescue	8	90/50

Temporary Pad Hydroseed (Non-Irrigated)

Basic Erosion Control Mix (Contact S&S Seeds 805.6840436)

Botanical Name	Common Name	LB/AC	%PURITY/GERMINATION
<i>Bromus carinatus</i>	Cucamonga Brome	20	85
<i>Trifolium wildenowii</i>	Tomcat Clover	4	85
<i>Vulpia microstachys</i>	Small Fescue	8	90/50

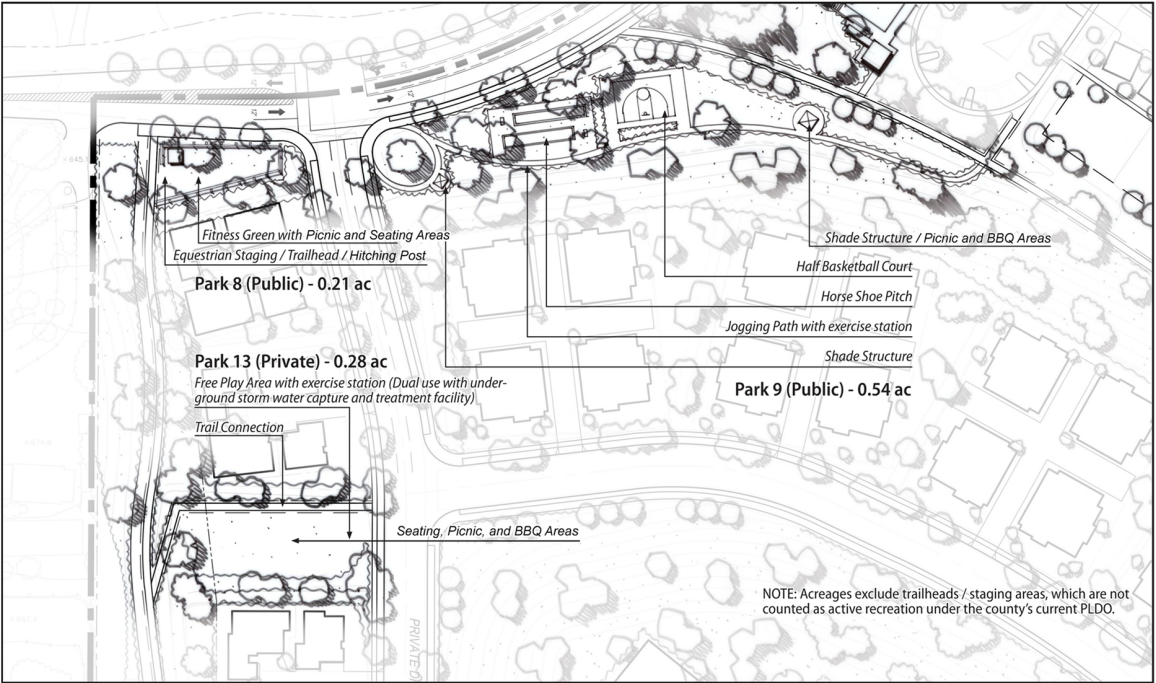
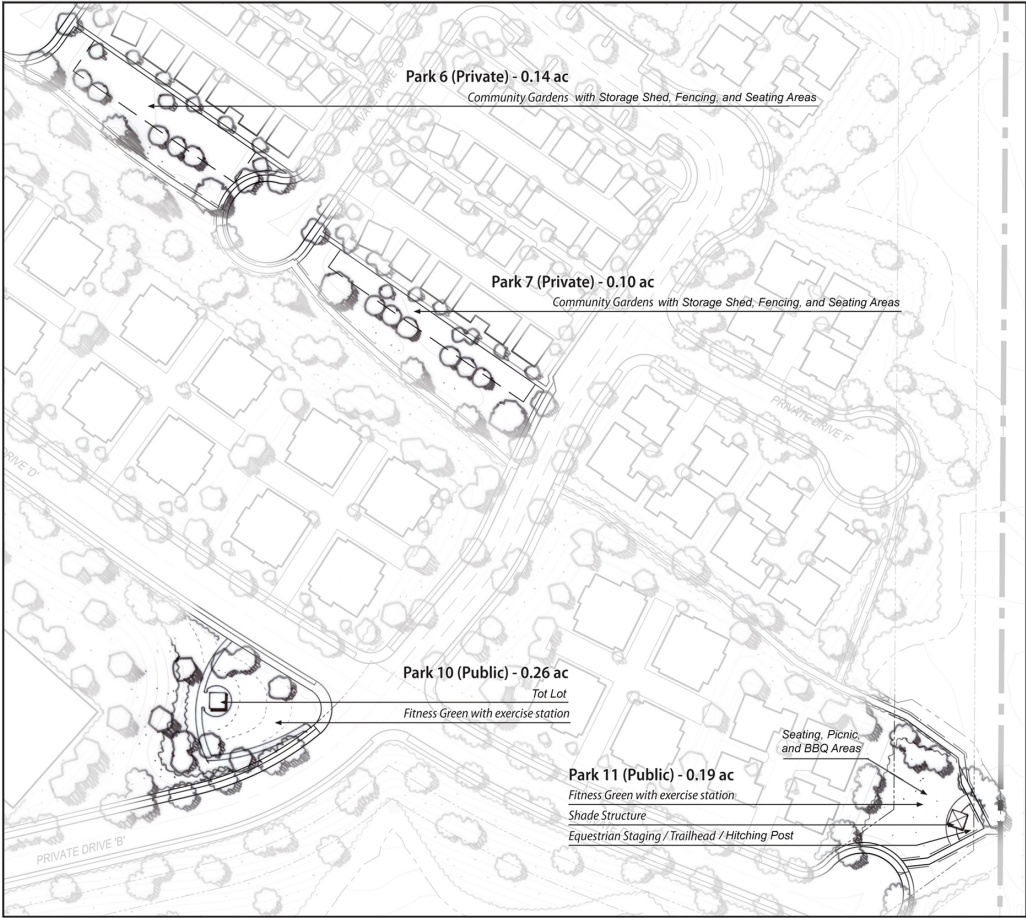
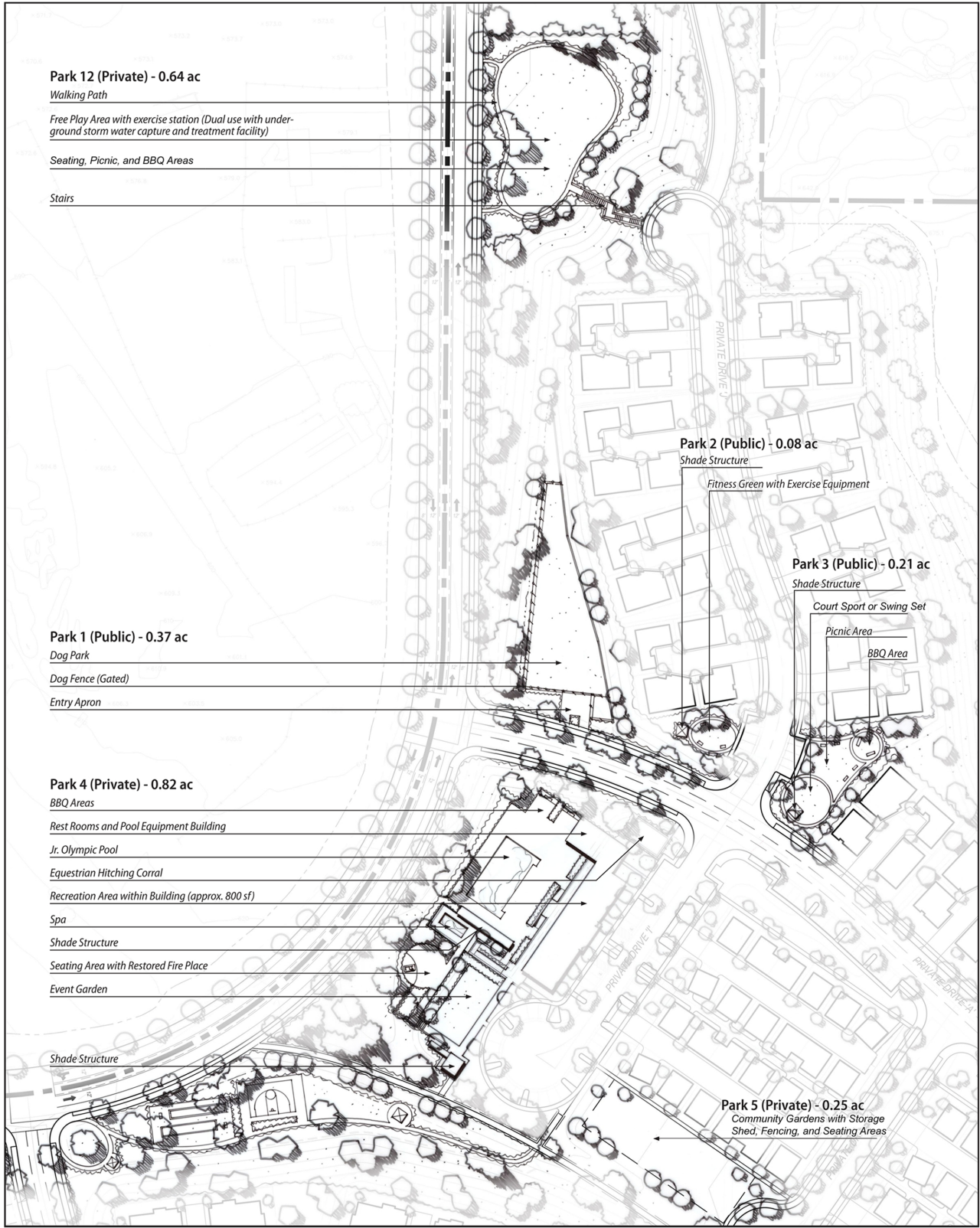
Landscape Plan

HARMONY GROVE VILLAGE SOUTH

Figure 1-20b

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Source: SWA 2017

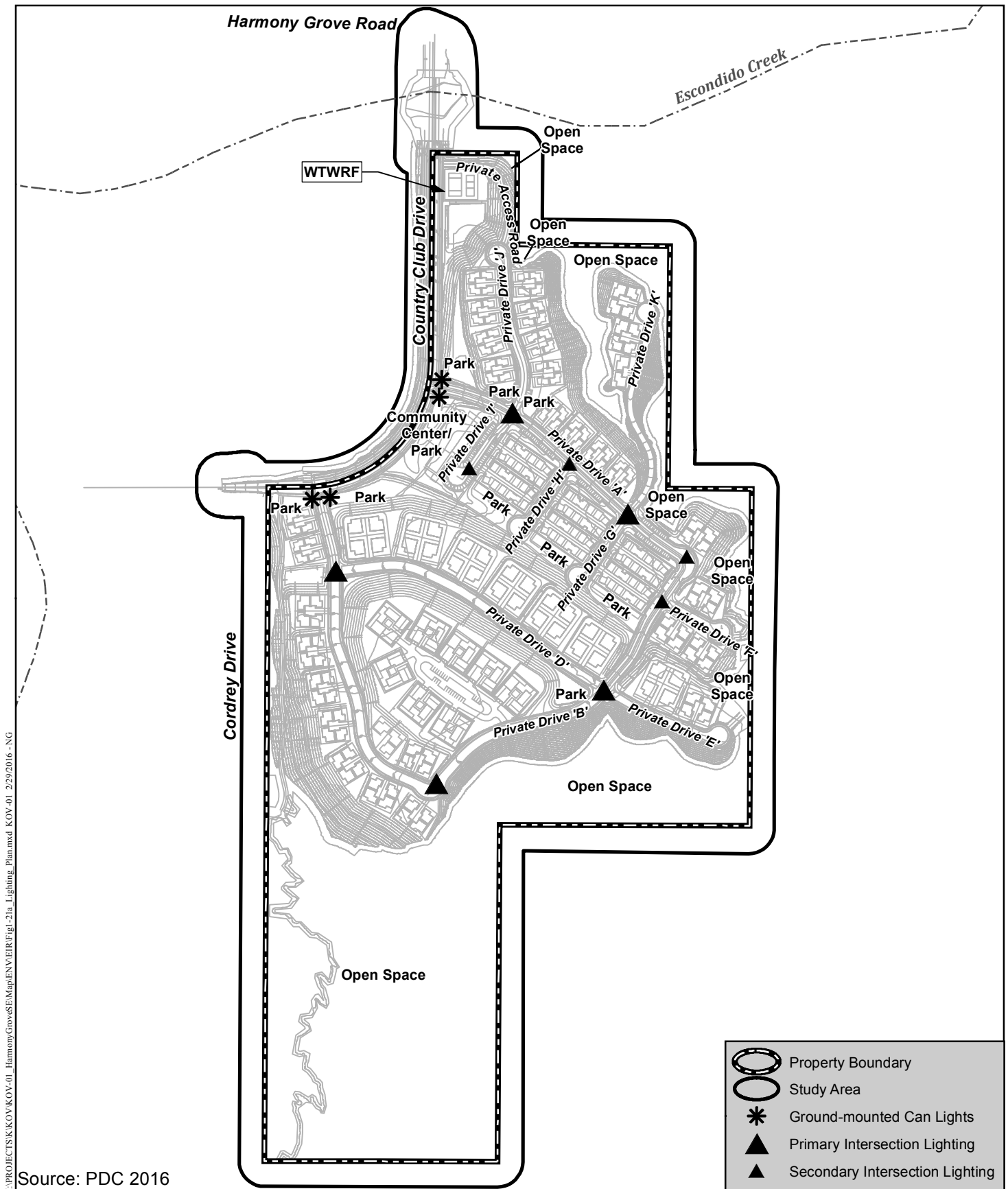


NOTE: Acreages exclude trailheads / staging areas, which are not counted as active recreation under the county's current PLDO.

Conceptual Park Plans

HARMONY GROVE VILLAGE SOUTH

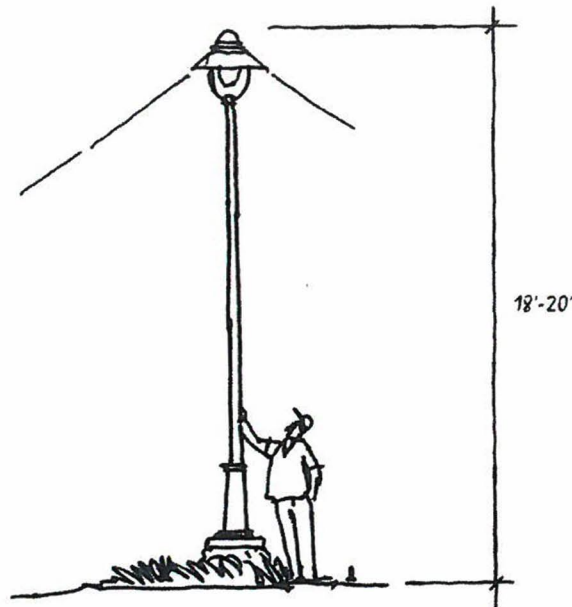
Figure 1-20c



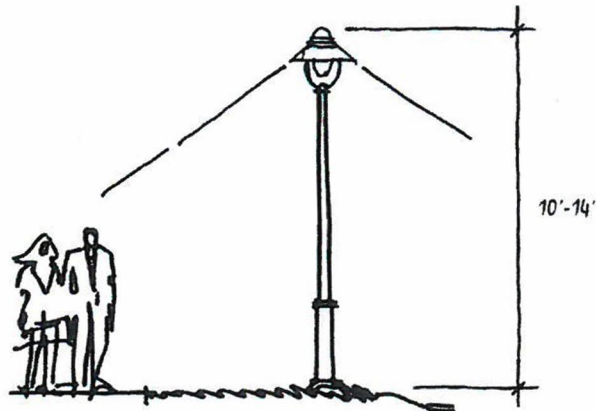
Lighting Plan

HARMONY GROVE VILLAGE SOUTH

Figure 1-21a



MAJOR STREET / INTERSECTIONS



INTERIOR STREETS

The lighting design for Harmony Grove Village South 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: PDC 2016

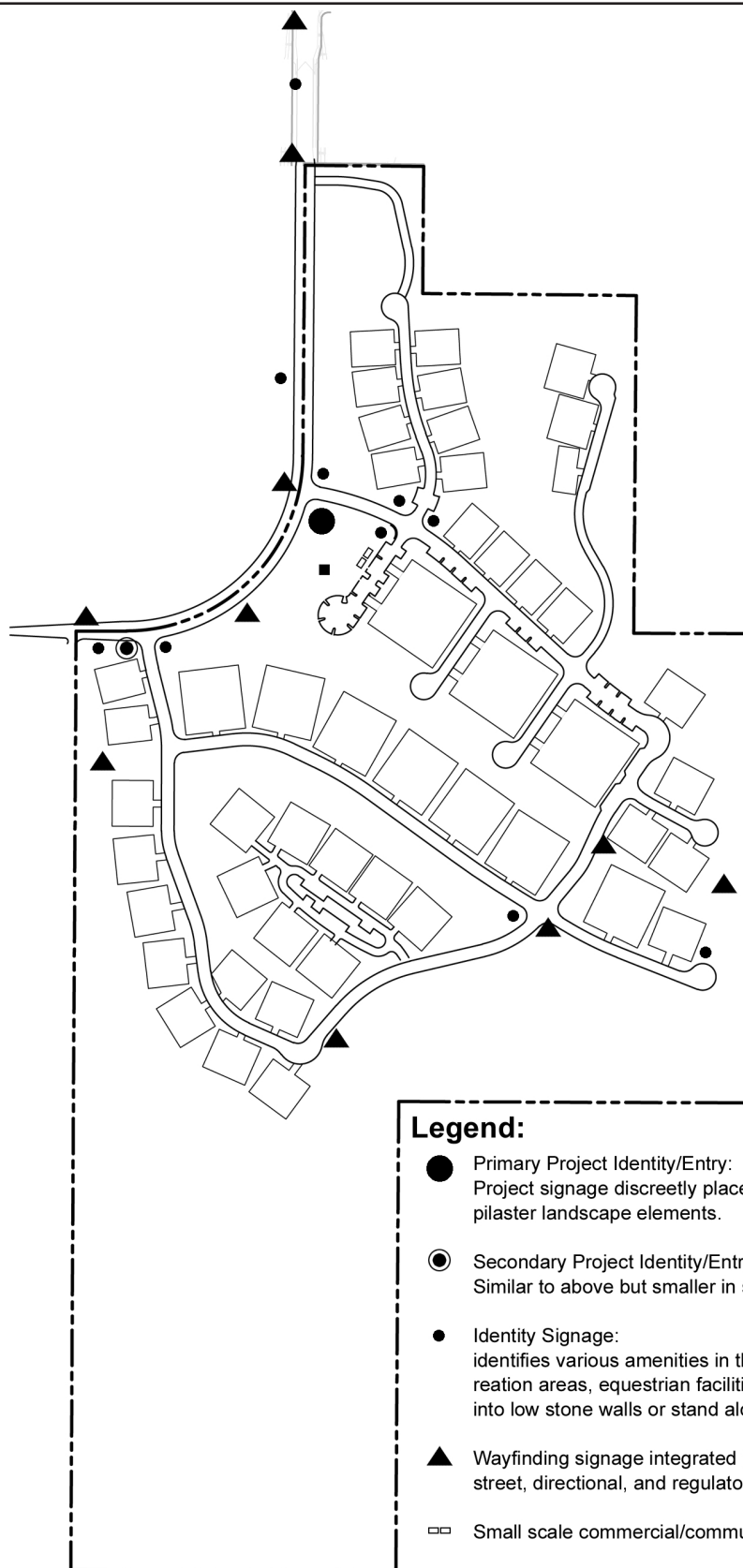
Street Lighting

HARMONY GROVE VILLAGE SOUTH

Figure 1-21b



No Scale



Source: PDC 2017

Potential Sign Locations

HARMONY GROVE VILLAGE SOUTH

Figure 1-22

- 

Property Boundary

County of San Diego

1

Plumosa Avenue TPM

2

Tourangeau TPM

3

Casa de Amparo

4

Rogers Estates

5

Matheson TPM

6

Easy Turf Storage Building

7

Rancho Verona

8

North County Environmental Resources Recycling Center

9

Knox TPM

10

T&R Mini Storage

11

Hooper TPM

12

Eaton TPM

13

Montiel Heights/Montiel Road Townhouses

14

Lago de San Marcos Condominiums

15

Harmony Grove Village

16

Bear Valley Self-Storage

17

Anderson TM

18

Baumgartner TPM

19

Cielo del Norte

20

Santa Fe Creek

21

The Bridges at Rancho Santa Fe (formerly called Canyon Creek Country Club)

22

Lanzer TPM

23

Rancho Cielo

24

Shaw/Rancho Hills
- City of San Marcos

25

Valiano Development

26

San Marcos Highlands

27

Kachay Homes

28

Heritage Ranch

29

UK Investments LLC

30

Windy Point Development/ University of St. Augustine

31

Rancho Santalina

32

Nicholas Banche

33

Shane Park Plaza

34

Pacific Industrial No. 1

35

Pacific Commercial

36

Palomar Station (2)

37

Davia Village
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Sonic Drive In
- 39

East Gate
- 40

Parkview Apartments
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Westlake Village
- 42

Richmar Specific Plan
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Marketplace @ Twin Oaks
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Citywide Channel Maintenance Programmatic Permit
- 45

Candera
- 46

University District Specific Plan
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University Office and Medical Park
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San Marcos Creek Specific Plan and Floodway Improvement Project

49

Kaiser Medical Office Building

50

Leigh Hanson Site

51

Campus Pointe II

52

Rancho Coronado Phase I School Site

53

University Commons/Old Creek Ranch Specific Plan

54

San Elijo Hills Town Center

City of Escondido

55

Kenny Ray Harmony Grove

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Harmony Grove Industrial Park

57

Hale Avenue Resource Recovery Facility (HARRF) Administration Building

58

Citracado Parkway Extension

59

Escondido Asphalt Plant Expansion

60

Citysquare Downtown Residential

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The Point

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Springhill Suites by Marriott

63

Oak Creek

Escondido Union High School District

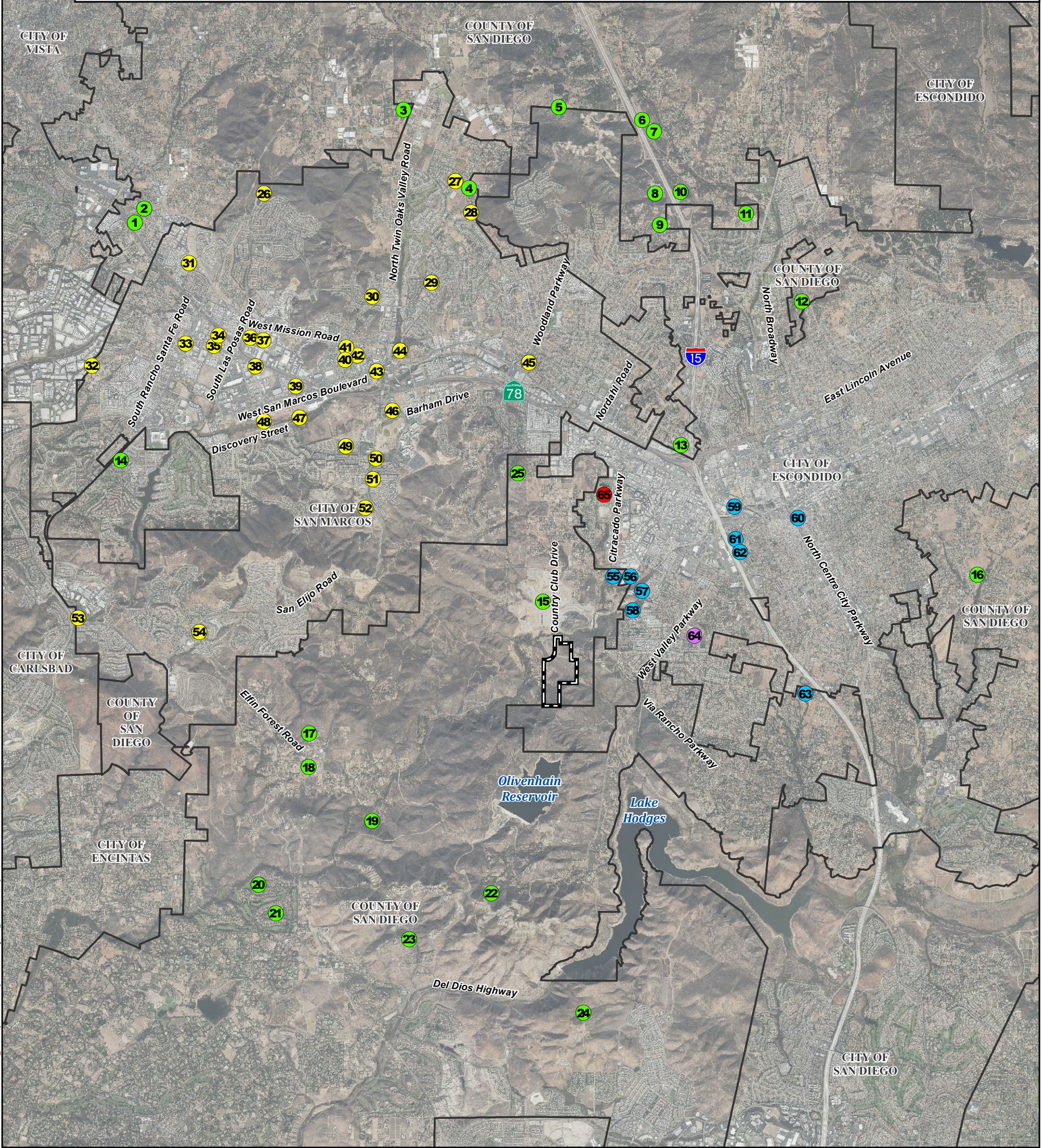
64

Citracado High School/Del Lago Academy

Palomar Pomerado Healthcare District

65

Escondido Research & Technology Center (ERTC)



Cumulative Projects

HARMONY GROVE VILLAGE SOUTH

Figure 1-23