

View to Project site from Del Dios Highlands Trail.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH

Figure 2.1-31

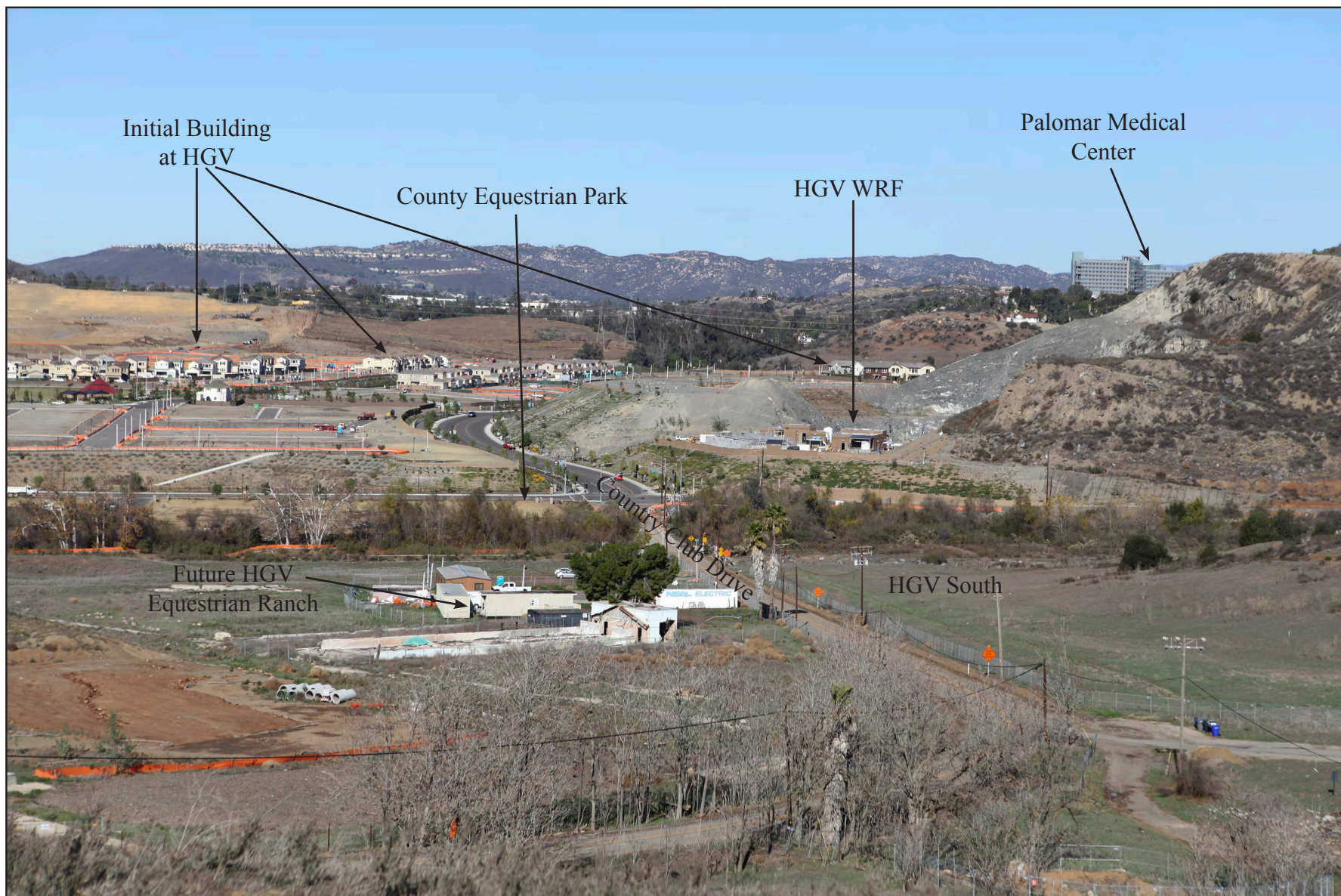


View to Project from Harmony Grove Overlook in Elfin Forest Recreational Reserve.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH

Figure 2.1-3m



Source: Kovach Group of Companies, 2016

Looking Northerly From HGV South Central Bench

Built Elements Near Harmony Grove Village South

HARMONY GROVE VILLAGE SOUTH

Figure 2.1-4a



HGV Homes, Grading, and Portion of Park, with Existing Single and Multi-story Residences

Source: Kovach Group of Companies, 2016

Built Elements Near Harmony Grove Village South

HARMONY GROVE VILLAGE SOUTH

Figure 2.1-4b



HGV Sidewalk, Pathway and Slope Adjacent to Roadway

Source: Kovach Group of Companies, 2016

Built Elements Near Harmony Grove Village South

HARMONY GROVE VILLAGE SOUTH



Northeast of Project



Southwest of Project

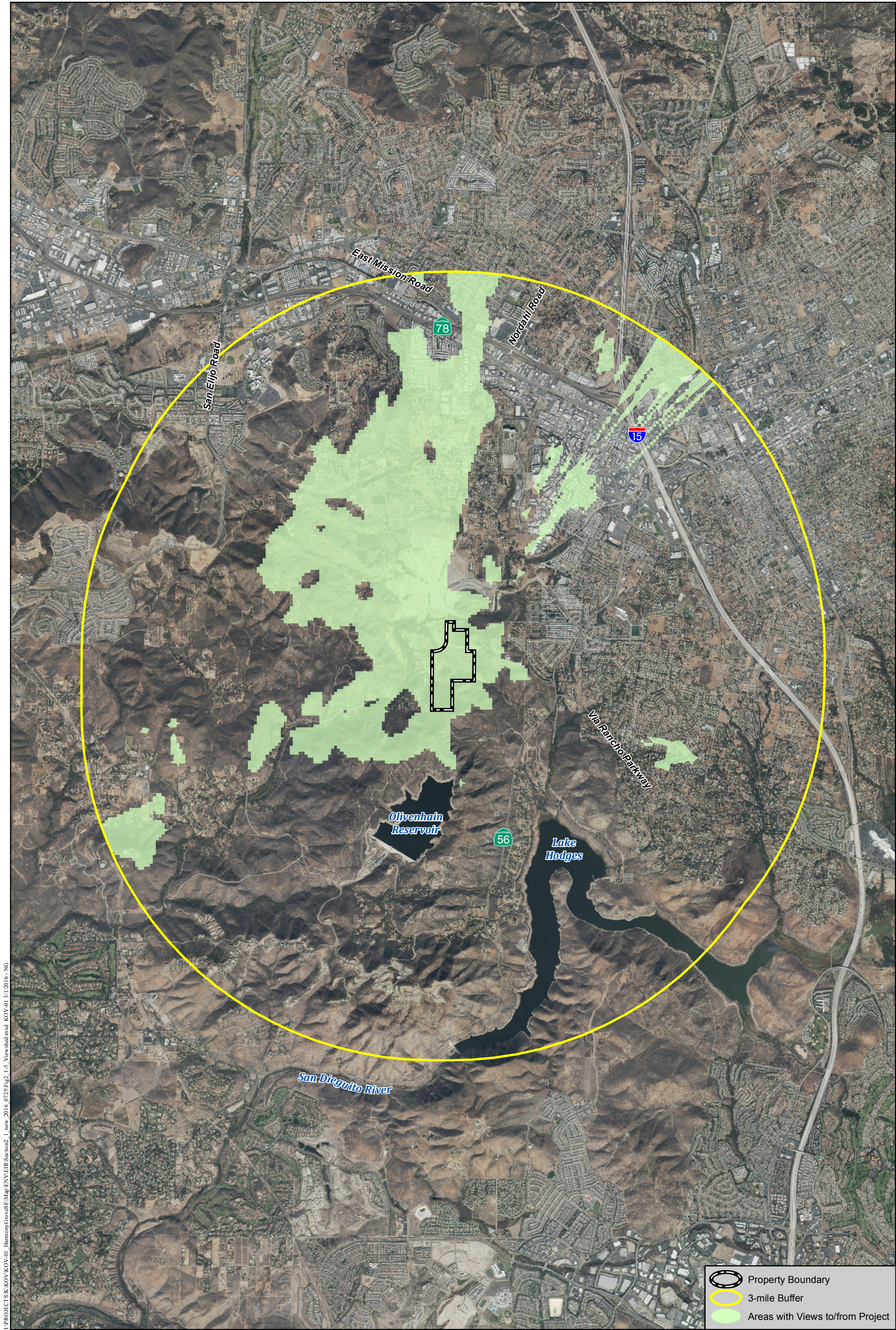
Nearby Homes Exceeding Two Stories

Source: Kovach Group of Companies, 2016

Built Elements Near Harmony Grove Village South

HARMONY GROVE VILLAGE SOUTH

Figure 2.1-4d



Viewshed Analysis

HARMONY GROVE VILLAGE SOUTH

Figure 2.1-5

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Cross Section A (Typical)

1. Valley Landscape

Primary Theme Streetscape (Country Club Drive)

Typical Trees

| Botanical Name | Common Name | Height | Spread |
|--|-------------------|---------|---------|
| Schinus molle | California Pepper | 25'-40' | 25'-40' |
| (Interrupted with small groups of Oaks, Sycamores, and Brisbane Box) | | | |

3. Riparian Landscape

Typical Trees

| Botanical Name | Common Name | Height | Spread |
|--------------------------------|---------------------|----------|---------|
| Platanus racemosa | California Sycamore | 50'-100' | 50'-60' |
| Populus fremontii | Western Cottonwood | 40'-100' | 20'-25' |
| (Planted in groups of 2 and 3) | | | |

2. Hillside Landscape

Typical Trees

| Botanical Name | Common Name | Height | Spread |
|--------------------------------|--------------|---------|---------|
| Lophostemon conferta | Brisbane Box | 30'-60' | 20'-40' |
| (Planted in groups of 2 and 3) | | | |

Year 20

Year 15

Year 10

Year 5

Year 0



2016/01/12

Cross Section B (Typical)

2. Hillside Landscape

Internal Landscape and Streetscape

Typical Trees

| Botanical Name | Common Name | Height | Spread |
|--------------------------|-----------------|---------|---------|
| Agave flexuosa | Peppermint Tree | 25'-35' | 25' |
| Lophostemon conferta | Brisbane Box | 30'-60' | 20'-40' |
| (Planted semi-regularly) | | | |

2. Hillside Landscape

Typical Trees

| Botanical Name | Common Name | Height | Spread |
|--------------------------------|----------------|---------|---------|
| Lophostemon conferta | Brisbane Box | 30'-60' | 20'-40' |
| Quercus agrifolia | Coast Live Oak | 20'-70' | 20'-80' |
| (Planted in groups of 2 and 3) | | | |

Year 20

Year 15

Year 10

Year 5

Year 0

Conceptual Landscape Cross Sections

HARMONY GROVE VILLAGE SOUTH

Figure 2.1-6