

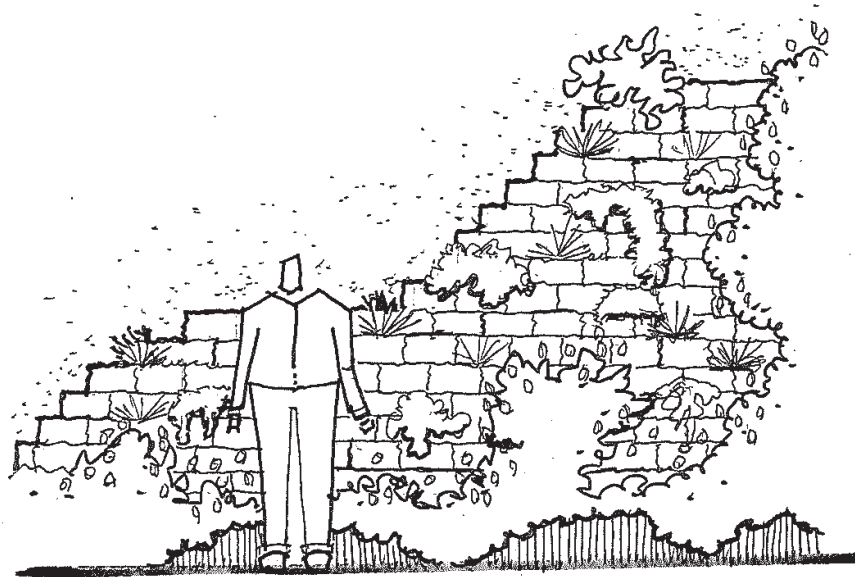
\\projects\k\kov\kov-01_HarmonyGroveSE\Map\ENV\VI\2016\Fig12a_WallFenceTypicals.indd KOV-01 2/29/2016 - NG

Source: PDC 2016

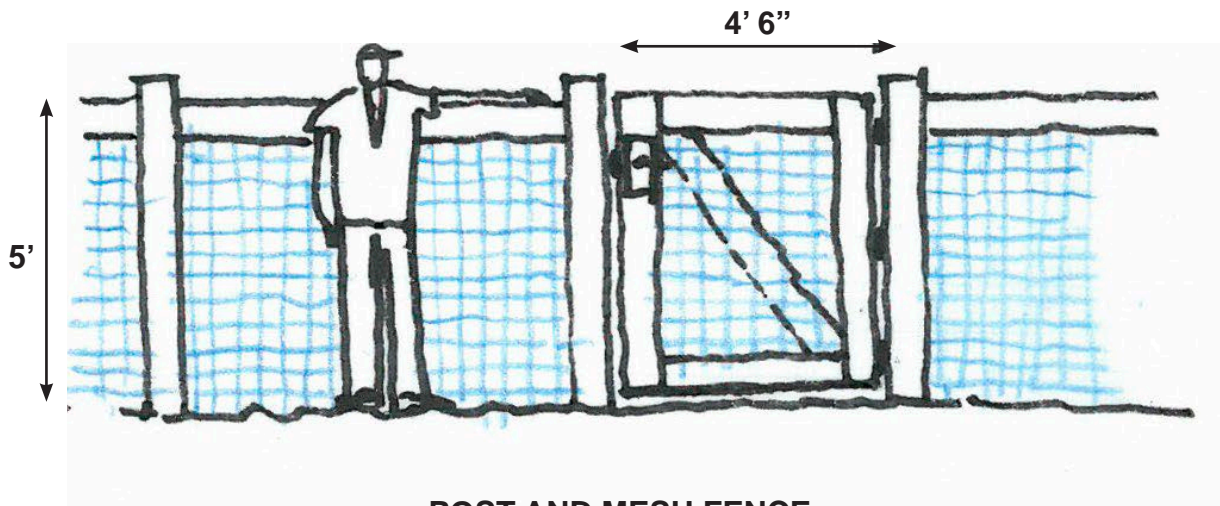
Wall and Fence Typicals - A

HARMONY GROVE VILLAGE SOUTH VIA

Figure 12a



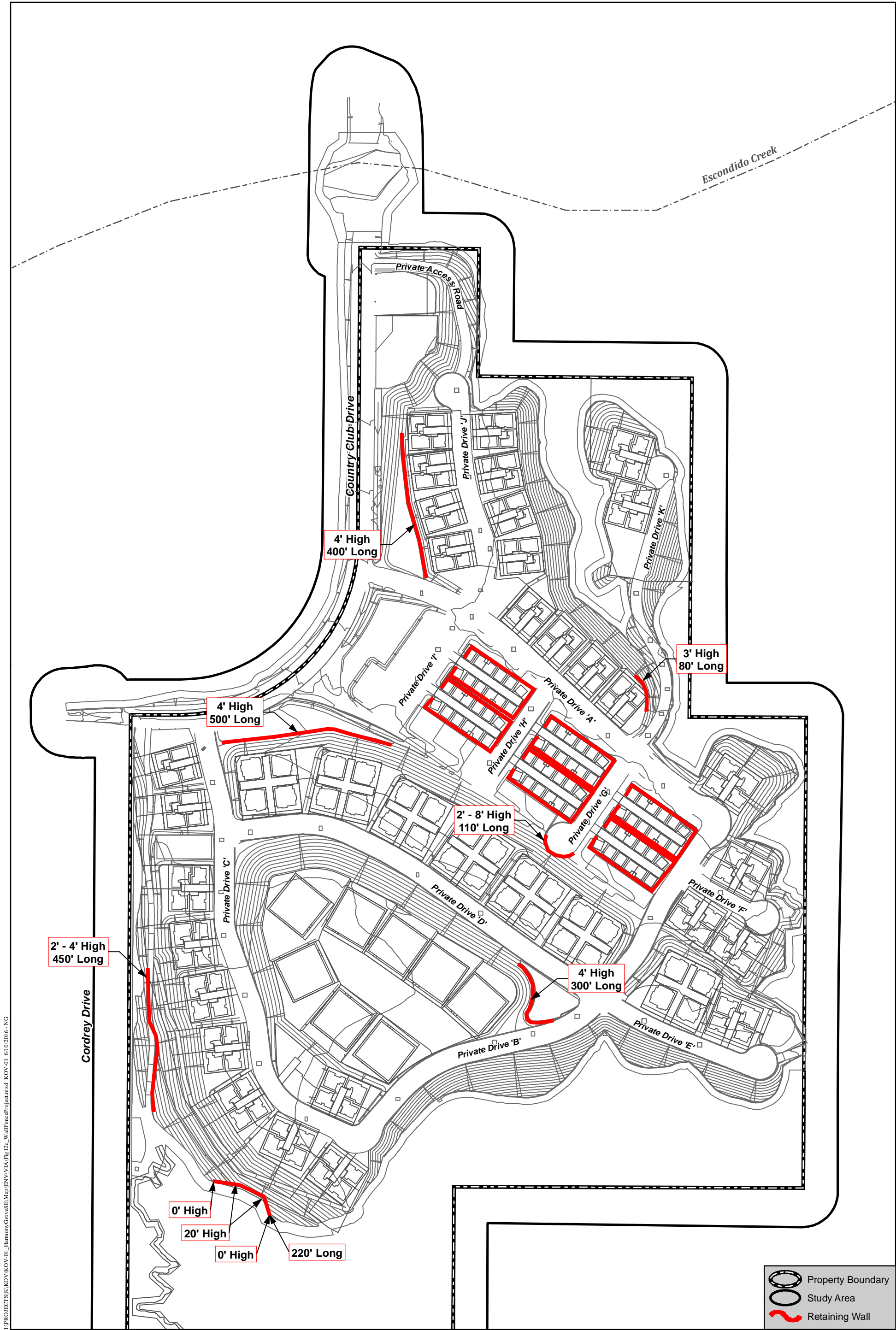
**GEOGRID WALL AT
INSTALLATION**



**POST AND MESH FENCE
WITH GATE AT DOG PARK**

Wall and Fence Typicals - B

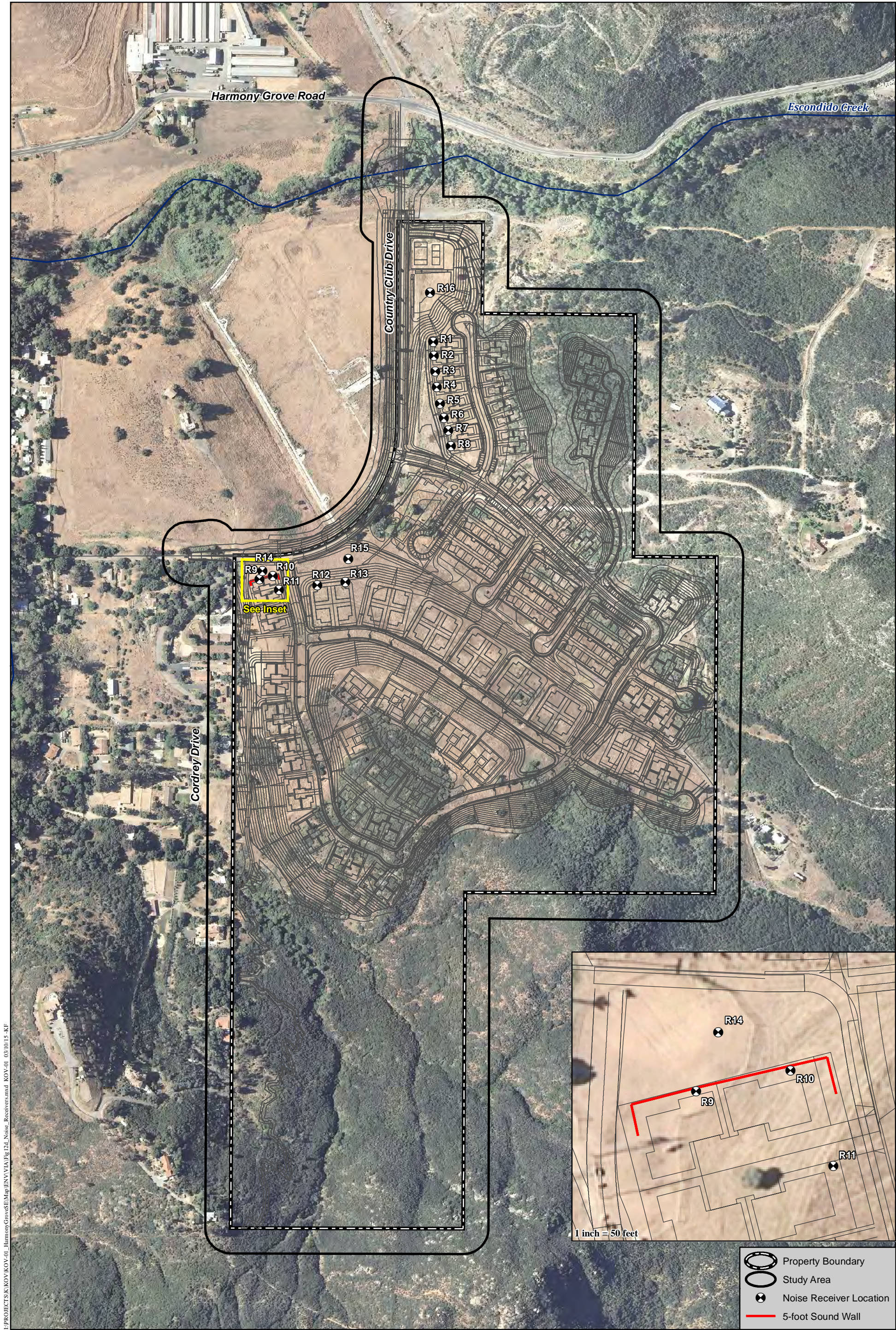
HARMONY GROVE VILLAGE SOUTH VIA



Source: PDC 2015

Preliminary Retaining Wall Placement

HARMONY GROVE VILLAGE SOUTH VIA



Source: HELIX 2016

Proposed Project Sound Wall Location

HARMONY GROVE VILLAGE SOUTH VIA

I:\PROJECTS\KIKOV\KOV\4-0_Harmony Grove\SEMap\ENV\VI\Fig12e_FireProtection.mxd KOV4-0_7/7/2016 - NG



Source: Dudek 2016

Fire Protection Features

HARMONY GROVE VILLAGE SOUTH



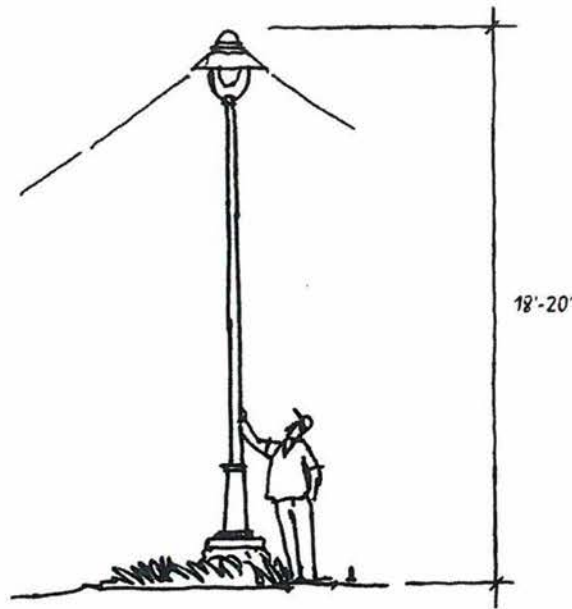
E:\PROJECTS\KOV\KOV-01_HarmonyGrovesSE\Map\ENV\Via\Fig12f_PotentialFireWalls.indd KOV-01 12/21/2016 - NG

Source: DUDEK 2016

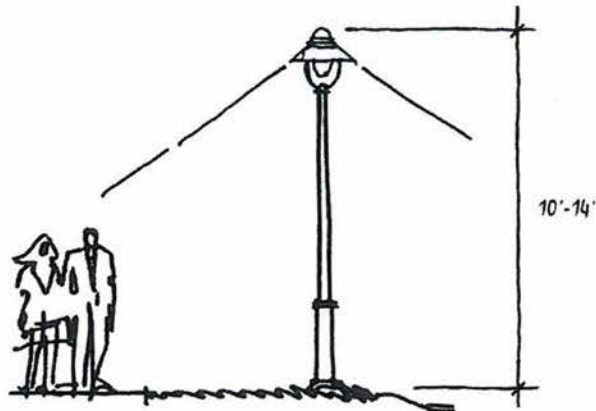
Potential Fire Walls

HARMONY GROVE VILLAGE SOUTH VIA

Figure 12f



MAJOR STREET / INTERSECTIONS



INTERIOR STREETS

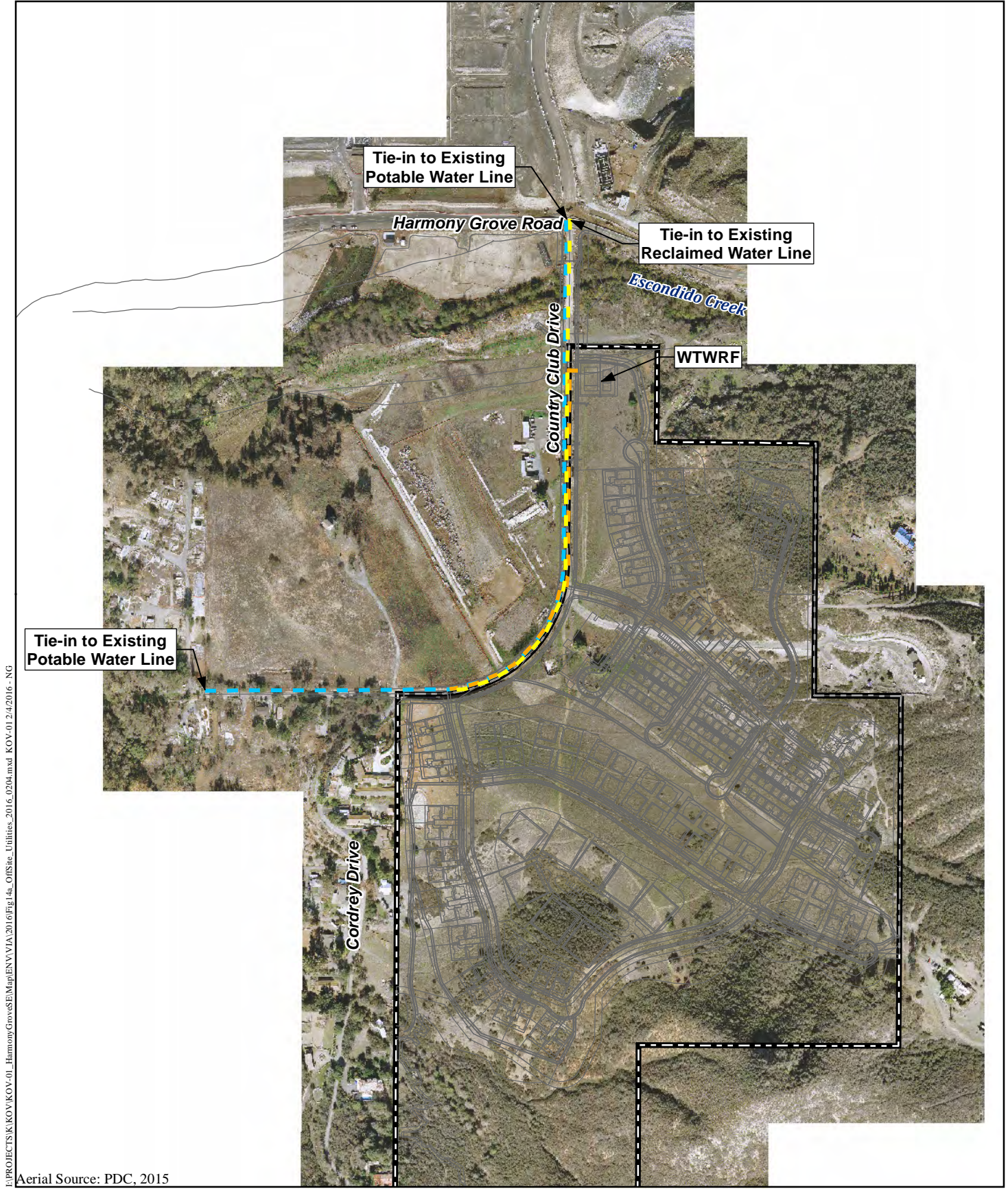
The lighting design for Harmony Grove Village South will be in keeping with the rural spirit of the project and adhere to the San Diego County Light Pollution Code commonly known as the "Dark Sky Ordinance."

Source: PDC 2016

Street Lighting

HARMONY GROVE VILLAGE SOUTH VIA

Figure 13b



I:\PROJECTS\K\KOV\KOV-01_HarmonyGroves\Map\ENV\1A_2016\Fig 14a_OffSite_Uilities_2016_0204.mxd KOV-01 2/4/2016 - NG

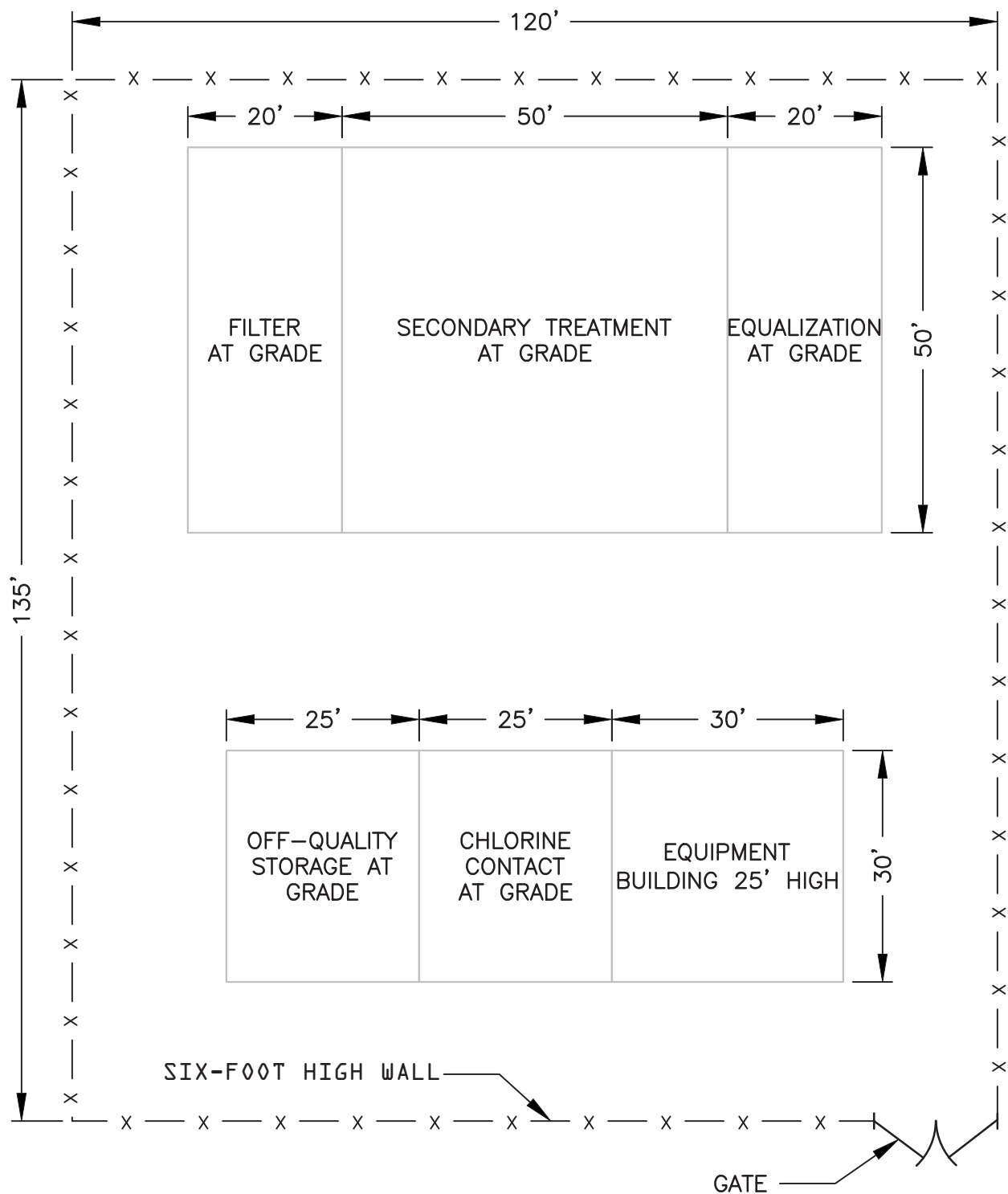
Aerial Source: PDC, 2015

Off-site Utilities

HARMONY GROVE VILLAGE SOUTH VIA

Figure 14a

E:\PROJECTS\KOV\KOV-01_HarmonyGroveSE\Map\ENV\Fig14b_MaxAeromodFacility.indd KOV-01 02/25/15-KF



Source: Dexter Wilson Engineering, Inc. 2015

Footprint for Maximum Aeromod Facility

HARMONY GROVE VILLAGE SOUTH VIA



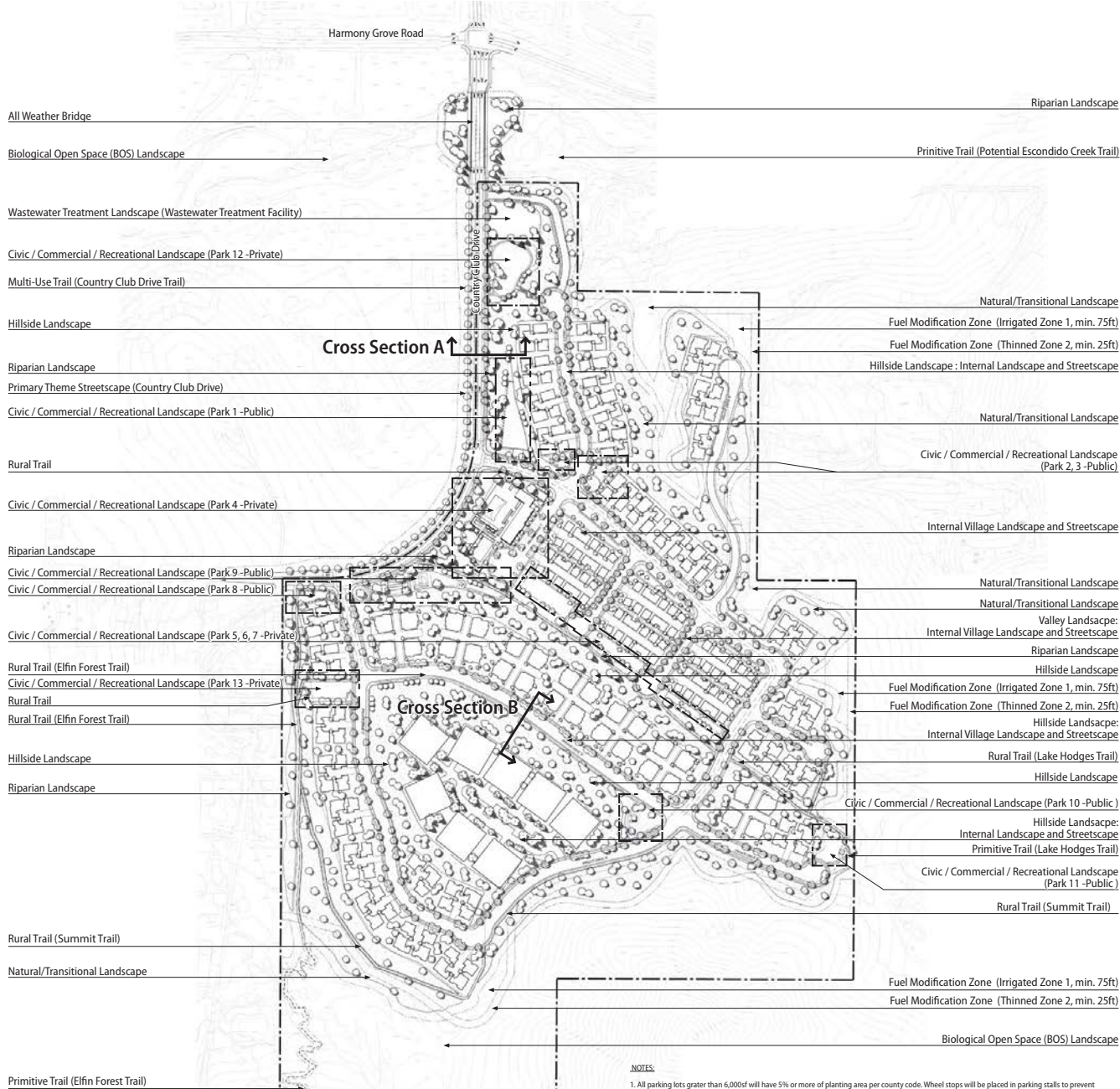
\\HEG\SV\CMIS\PROJECTS\K\KOV\KOV-01_HarmonyGroveS&B\Map\ENV\VA\Fig\5b_LandscapePlan.indd KOV-01 2/9/2017 - NG

Conceptual Landscape Plan

Harmony Grove Village South



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



NOTES:

1. All parking lots greater than 6,000sf will have 5% or more of planting area per county code. Wheel stops will be placed in parking stalls to prevent damage to landscaping.
2. All planting areas and slopes less than 3:1 will contain at least 3" of mulch (per new MWEO regulations).
3. For all applicable slopes, planting and irrigation will meet or exceeds the requirements outlined in county ordinance 87.417 and 87.418.
4. Trash enclosures to be screened through the use of planting and / or structural elements.
5. County to maintain trees planted within public right of way.
6. The landscape concept incorporates a "Modified California Native" plant palette that utilizes drought tolerant and native species, and implements a water efficient irrigation system using reclaimed water. Reclaimed water will be produced for irrigation of parks, pathways, manufactured slope areas and other common area landscaping. Potable water may be used initially and the use of reclaimed water phased in over time as the as the community and the population grow. Because of the serious long-term need for water conservation, both the technology and the regulations governing water use and irrigation have been evolving rapidly and need to be thoroughly understood and incorporated into the design. Individual lots will also be subject to most of these restrictions. For further discussion and detailed requirements refer to: Water Efficient Design Manual, County of San Diego, Planning and Development Services; Ordinance No. 19427, 05/27/2016, an Ordinance relating to Water Conservation in Landscaping. The Board of Supervisors of the County of San Diego, State Water Resources Control Board, & the State of California.
7. All large turf areas will be designed with emphasis on elimination of turf not essential to its operation.
8. A Fire Protection Plan for Harmony Grove Village South has been prepared and submitted to the County of San Diego for approval. The Plan provides detailed fire protection standards for the development of Harmony Grove Village South Specific Plan area. A fuel modification zone (FMZ) is an important component of a fire protection system for the project site. The perimeter of the project will include varying FMZ widths. At least 100 feet of fuel modification will be achieved for all lots and will include a minimum of 75 feet of irrigated Zone 1 and a minimum of 25 feet of thinned Zone 2. The interior of the project will include an irrigated landscape that excludes the intermingling of native fuels. The individual lot owners will be subject to strict limitations, prohibiting owners from erecting combustible structures. Refer to the Fire Protection Plan for Harmony Grove Village South for detailed requirements.
9. In text, it is called Fuel Modification Zone (FMZ). On Fire Safety Master Plan, it is called: Brush Management Zone.
10. The northern portion of the project will match the landscape approved for Harmony Grove Village (PDS2012-3960-12-008, approved July 11, 2014).
11. The plant palette may be modified in the future design phases.

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 |
|----------------------|---------------------|----------------------|
| Schinus molle | California Pepper | 24" Box, 36" Box |
| Quercus species | Oak | 36" Box, 48" Box |
| Platanus racemosa | California Sycamore | 36" Box, 48" Box |
| Lophostemon conferta | 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 |
|--|-------------------|----------------------|
| Agonis flexuosa | Peppermint Tree | 24" Box, 36" Box |
| Arbutus unedo | Strawberry Tree | 24" Box, 36" Box |
| Cinnamomum camphora | Camphor Tree | 36" Box, 48" Box |
| Fraxinus angustifolia 'Raywood' | Ash | 24" Box, 36" Box |
| Lagerstroemia species | Crape Myrtle | 24" Box, 36" Box |
| Liquidambar styraciflua 'Festival' | American Sweetgum | 36" Box, 48" Box |
| Magnolia grandiflora 'Majestic Beauty' | Southern Magnolia | 36" Box, 48" Box |
| Quercus virginiana | Southern Live Oak | 36" Box, 48" Box |
| Lophostemon conferta | 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 |
|-------------------------|---------------------|----------------------|
| Geliera parviflora | Australian Willow | 24" Box, 36" Box |
| Lophostemon conferta | Brisbane Box | 24" Box, 36" Box |
| Platanus racemosa | California Sycamore | 24" Box, 36" Box |
| Quercus agrifolia | Coast Live Oak | 24" Box, 36" Box |
| Rhus lancea | African Sumac | 15 Gallon, 24" Box |
| Sambucus mexicana | Blue Elderberry | 15 Gallon, 24" Box |
| Quercus virginia | Southern Live Oak | 15 Gallon, 24" Box |
| Malmosa laurina | Laurel Sumac | 15 Gallon, 24" Box |
| Heteromeles arbutifolia | Toyon | 15 Gallon, 24" Box |
| Rhus integrifolia | Lemonade Berry | 15 Gallon, 24" Box |
| Vitis variety | Grape | 15 Gallon |
| Citrus variety | Lemon | 24" Box, 36" Box |
| Punica granatum variety | Pomegranate | 24" Box, 36" Box |

Internal Landscape and Streetscape

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

Shrubs, Vines, & Groundcover

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

| Botanical Name | Common Name | Container Size Range |
|---------------------------------------|--------------------------------|----------------------|
| Agave attenuata | Foxtail Agave | 5 Gallon |
| Aloe strata | Coral Aloe | 1 Gallon |
| Cistus x canescens | Rock Rose | 1 Gallon |
| Cistus ladanifer maculatus | Brown-Eyed Rock Rose | 1 Gallon |
| Toyon | Toyon | 5 Gallon |
| Leptospermum scoparium 'Ruby Glow' | Ruby Glow New Zealand Tea Tree | 5 Gallon |
| Rhaphiophis indica 'Ballarina' | Ballarina Indian Hawthorne | 1 Gallon |
| Rosemarinus officinalis 'Tuscan Blue' | Tuscan Blue Rosemary | 1 Gallon |
| Salvia leucantha | Mexican Sage | 1 Gallon |
| Salvia mellifera | Black Sage | 1 Gallon |

Groundcover - Evergreen, Slope Erosion Control (Interior Slopes)

| Botanical Name | Common Name | Container Size Range |
|--|------------------------|-------------------------------|
| Baccharis pilularis 'Twin Peaks' | Dwarf Coyote Brush | 50% 1 Gal/50% Flats@ 36" O.C. |
| Ceanothus griseus hort. yankee pt | Yankee Point Ceanothus | 50% 1 Gal/50% Flats@ 36" O.C. |
| Myoporum parvifolium | Prostrate Myoporum | 50% 1 Gal/50% Flats@ 36" O.C. |
| Rosmarinus officinalis '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 |
|-----------------------------------|------------------------|----------------------|
| Artemisia palmeri | San Diego Sagewort | 1 Gallon |
| Baccharis pilularis 'Twin Peaks' | Dwarf Coyote Brush | 1 Gallon |
| Comarostaphylis diversifolia ssp. | Summer Holly | 1 Gallon |
| Ceanothus verrucosus | Wart-Stemmed Ceanothus | 1 Gallon |
| Encelia californica | Coast Sunflower | 1 Gallon |
| Eriophyllum confertiflorum | Golden-Yarrow | 1 Gallon |
| Eschscholzia californica | California Poppy | 1 Gallon |
| Hazardia squarrosa | Yellow Squirrel Cover | 1 Gallon |
| Heteromeles arbutifolia | Toyon | 5 Gallon |
| Lotus scoparius | Deer Weed | 1 Gallon |
| Malosma laurina | Laurel Sumac | 5 Gallon |
| Mimulus aurantiacus puniceus | Red Monkeyflower | 1 Gallon |
| Nemophila menziesii | Baby Blue Eyes | 1 Gallon |
| Rhus integrifolia | Lemonade Berry | 5 Gallon |

Open Space Adjacent Riparian Corridor & Detention Slopes

Container Plantings

| Botanical Name | Common Name | Container Size Range |
|-------------------|-----------------------|----------------------|
| Artemisia palmeri | San Diego Sagewort | 1 Gallon |
| Carex spicata | San Diego Sedge | 1 Gallon |
| Iva hayasiana | San Diego Marsh Elder | 1 Gallon |
| Juncus acutus | Spiry Rush | 1 Gallon |
| Mimulus guttatus | 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 |
|-------------------|---------------------|----------------------|
| Alnus rhombifolia | White Alder | 15 Gallon, 24" Box |
| Laurus nobilis | Sweet Bay | 24" Box |
| Platanus racemosa | California Sycamore | 24" Box, 36" Box |
| Populus fremontii | Western Cottonwood | 15 Gallon, 24" Box |
| Quercus agrifolia | Coast Live Oak | 24" Box, 36" Box |
| Salix species | Willow | 15 Gallon |
| Sambucus mexicana | 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 |
|-------------------------|----------------|----------------------|
| Heteromeles arbutifolia | Toyon | 15 Gallon, 24" Box |
| Malosma laurina | Laurel Sumac | 15 Gallon, 24" Box |
| Quercus species | Oak | 15 Gallon, 24" Box |
| Rhus integrifolia | 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 |
|----------------------------|-------------------|----------------------|
| Schinus molle | California Pepper | 24" Box, 36" Box |
| Ginkgo biloba (male trees) | Maidenhair Tree | 24" Box, 36" Box |
| Magnolia grandiflora | Southern Magnolia | 36" Box, 48" Box |
| Quercus laevis | Cork Oak | 36" Box, 48" Box |
| Vitis variety | Grape | 15 Gallon |
| Citrus variety | Lemon | 24" Box, 36" Box |
| Punica granatum 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 |
|-------------------------|---------------------|----------------------|
| Lophostemon conferta | Brisbane Box | 24" Box, 36" Box |
| Platanus racemosa | California Sycamore | 24" Box, 36" Box |
| Heteromeles arbutifolia | Toyon | 15 Gallon, 24" Box |
| Malosma laurina | 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.

Hydrosseed - Coastal Sage Scrub Mix

Erosion Stabilizer / Exterior Slope / Temporarily - Irrigated)

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

Temporary Pad Hydrosseed (Non-Irrigated)

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

| Botanical Name | Common Name | LB/AC | %PURITY/GERMINATION |
|-----------------------|-----------------|-------|---------------------|
| Bromus carinatus | Cucamonga Bromo | 20 | 85 |
| 'Cucamonga' | | | |
| Trifolium willdenovii | Tomcat Clover | 4 | 85 |
| Vulpia microstachys | Small Fescue | 8 | 90/50 |

Landscape Plan

HARMONY GROVE VILLAGE SOUTH VIA

Figure 15b

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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'-50' |
| 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

Source: SWA 2016

Cross Section B (Typical)

2. Hillside Landscape

Internal Landscape and Streetscape

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

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

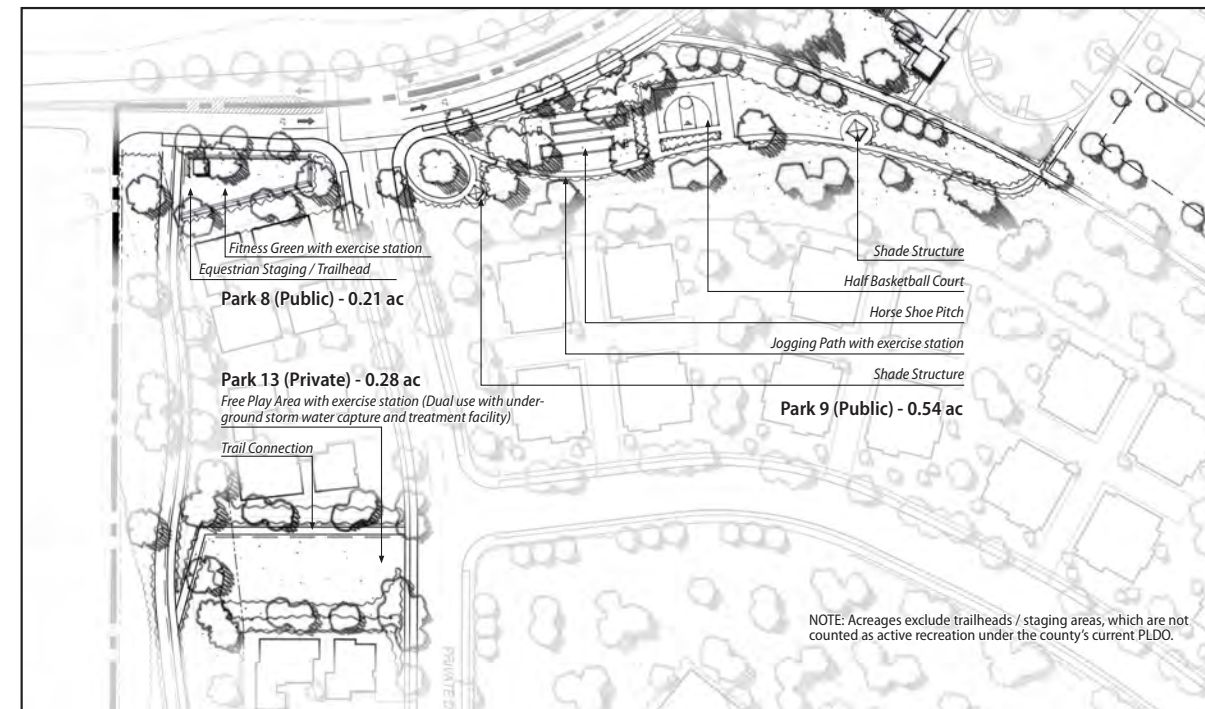
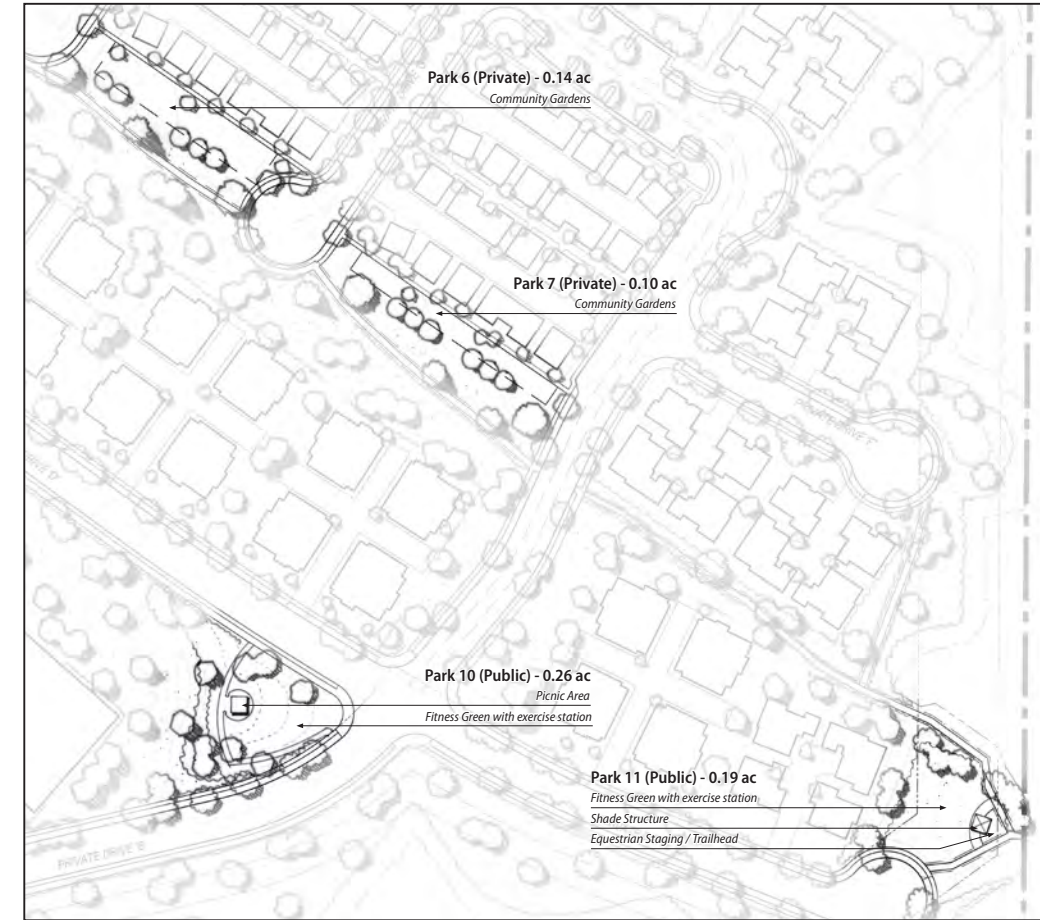
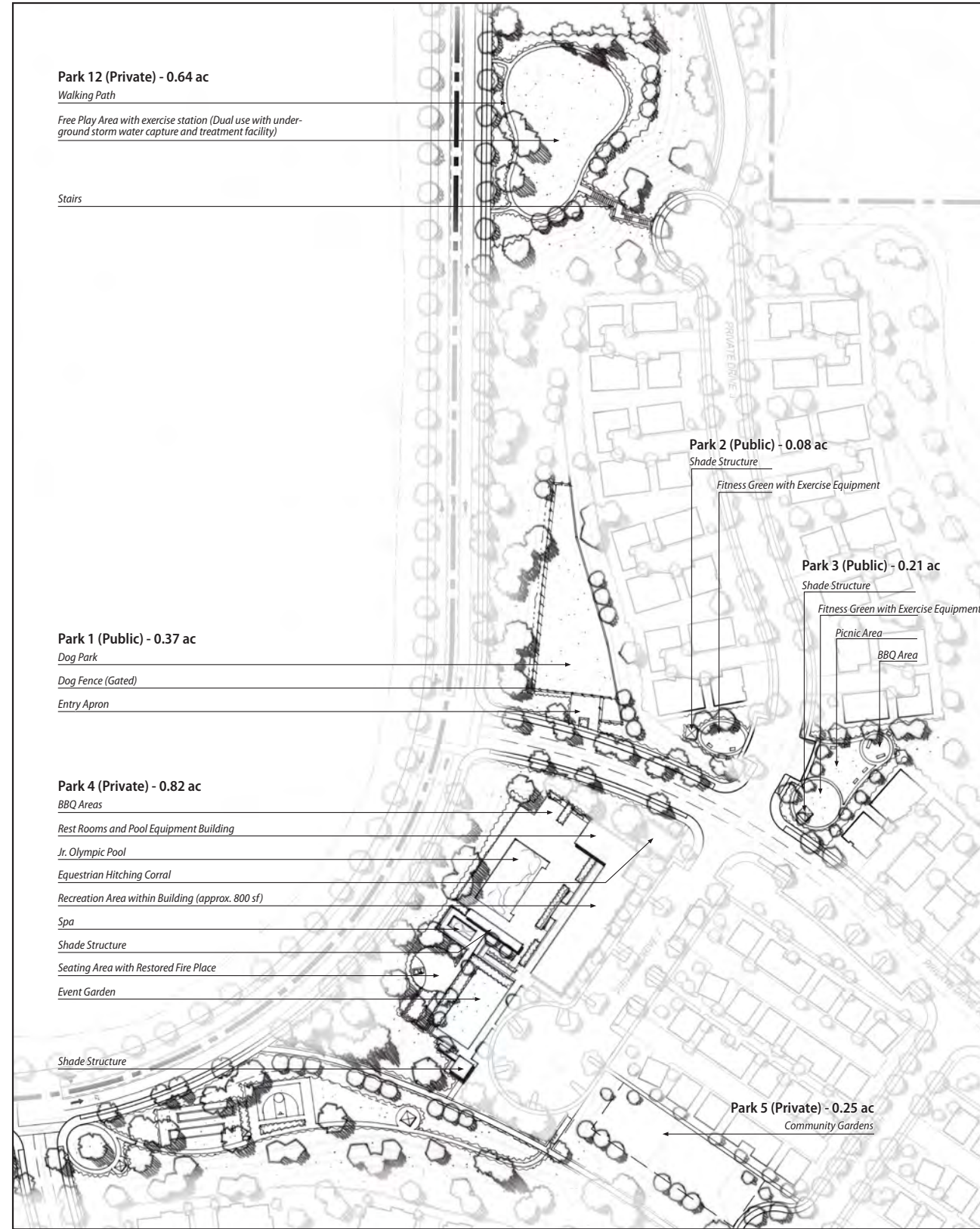
Conceptual Landscape Cross Sections

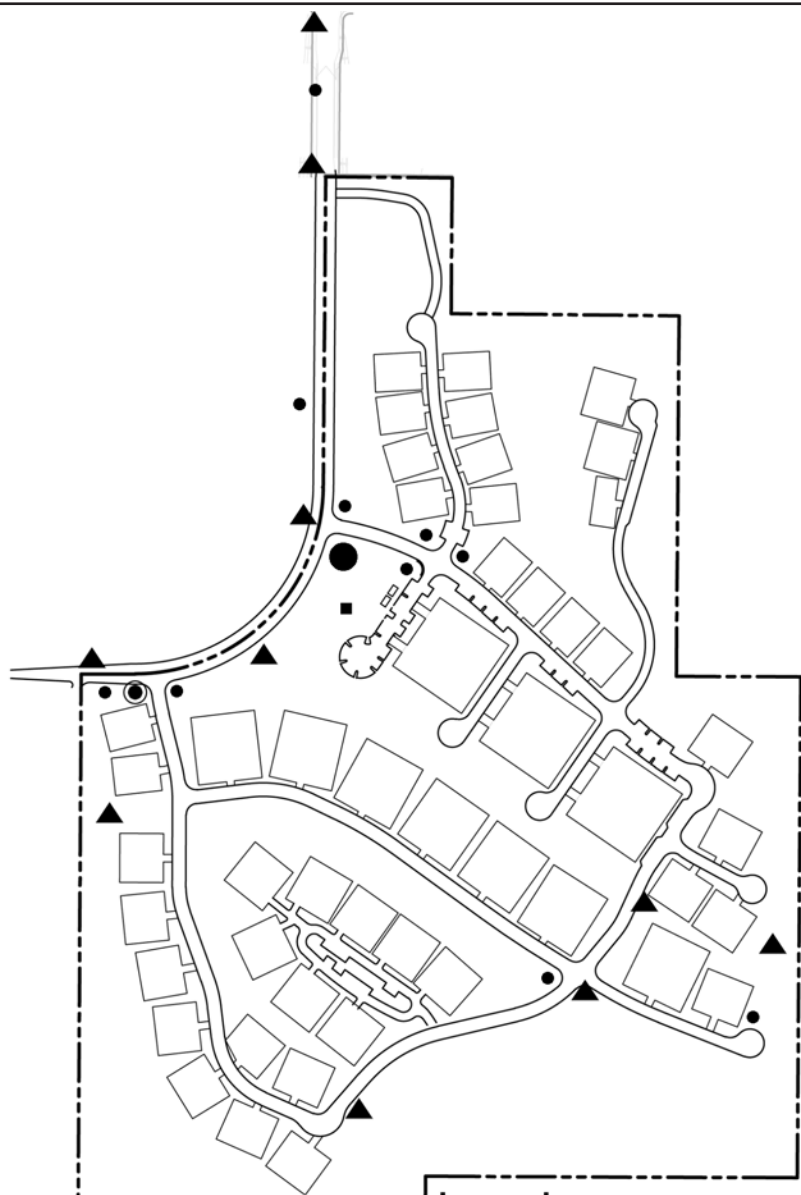
HARMONY GROVE VILLAGE SOUTH VIA

Figure 15c

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Source: SWA 2016





Legend:

- 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.
- ▲ Wayfinding signage integrated into coordinated theme of street, directional, and regulatory signage.
- Small scale commercial/community center signage.
- Historical interpretation signage, as appropriate.

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Source: PDC 2017

Potential Sign Locations

HARMONY GROVE VILLAGE SOUTH VIA

Figure 16



Looking westerly from the Project to typical ridgeline development.

Typical Ridgeline Development

HARMONY GROVE VILLAGE SOUTH VIA

Figure 17

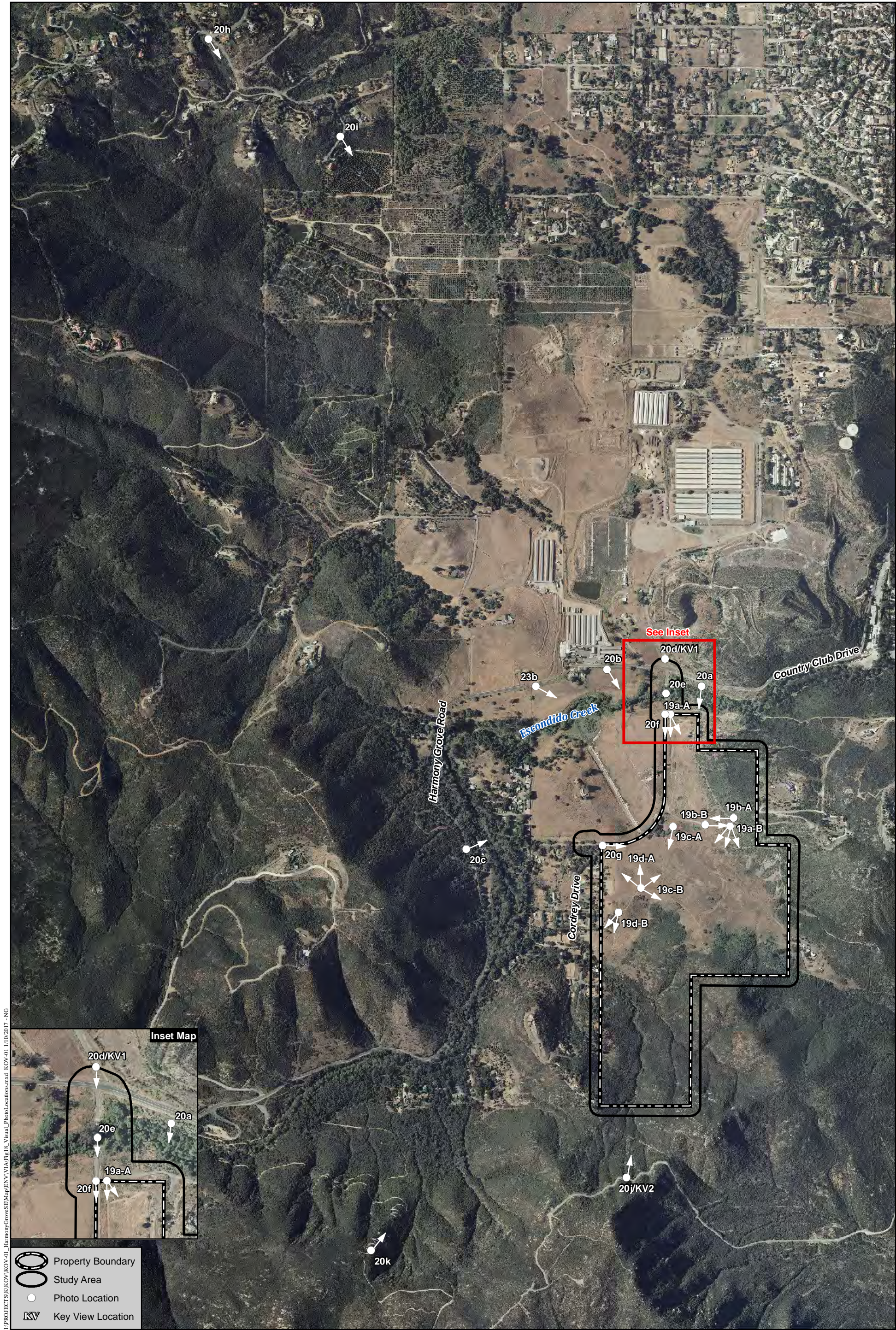
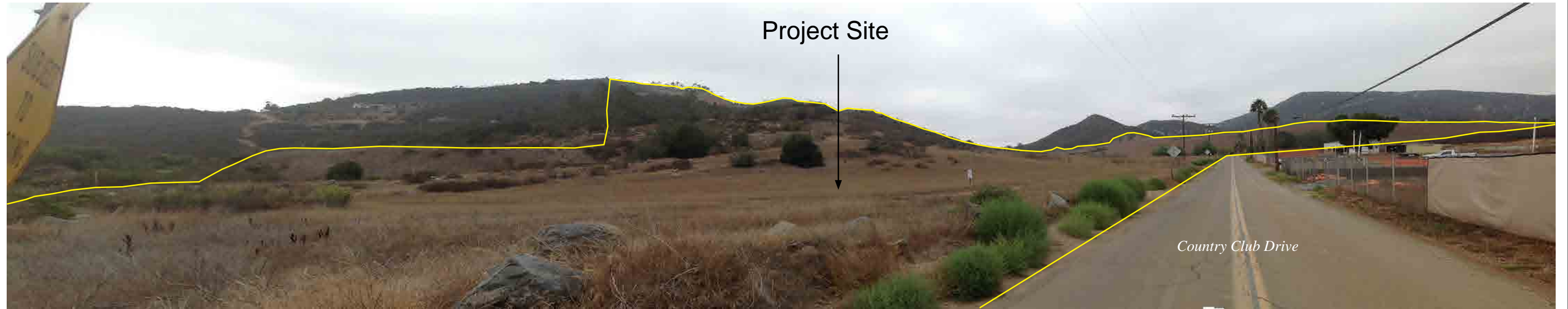


Photo Locations

HARMONY GROVE VILLAGE SOUTH VIA

Figure 18



A. Looking south-southeast over the Project from the northeast corner.



B. Looking onto the central bench from the north central part of the Project.

On-site Photographs

HARMONY GROVE VILLAGE SOUTH VIA

Figure 19a



A. Looking west to HGV future Equestrian Ranch over on-site scrub and non-native grassland.

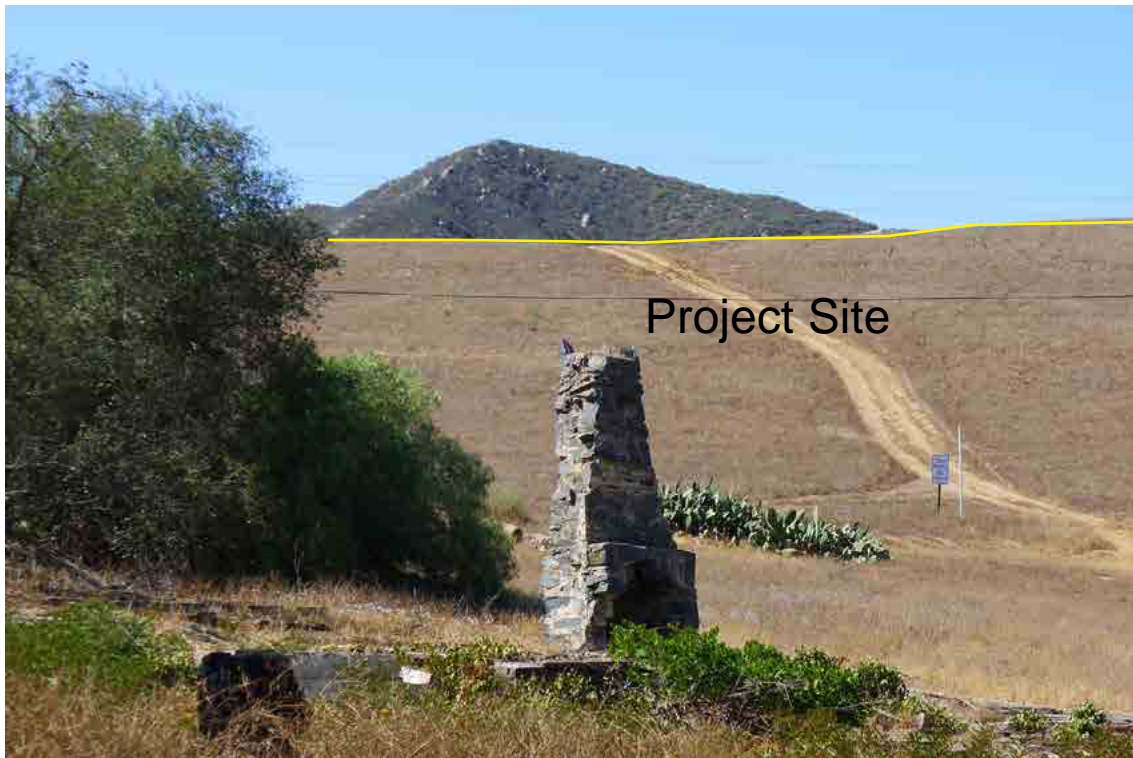


B. Looking east along the on-site paved road, leading to off-site residential uses.

On-site Photographs

HARMONY GROVE VILLAGE SOUTH VIA

Figure 19b



A. Chimney remnant and on-site non-native grasslands of the Project central bench.

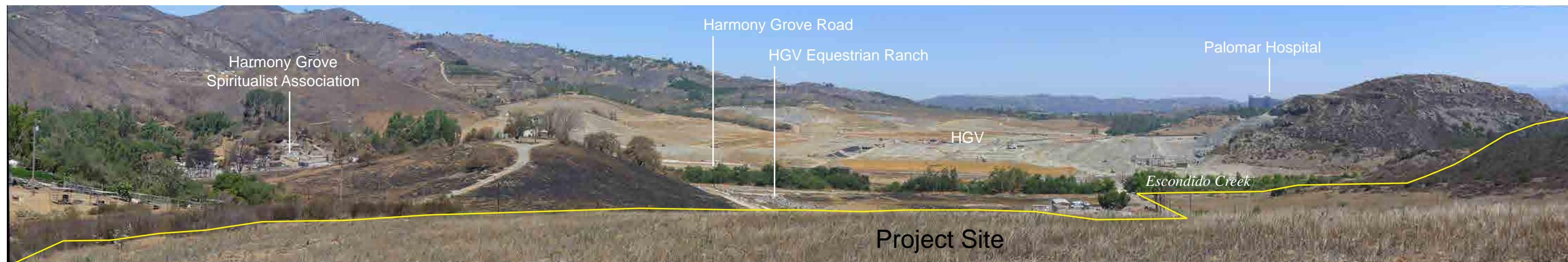


B. Looking east along the central bench, showing slope both north and south.

On-site Photographs

HARMONY GROVE VILLAGE SOUTH VIA

Figure 19c



A. View to the north from the on-site central bench.



B. View from the central bench southerly along the Project western boundary and Cordrey Drive.

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On-site Photographs

HARMONY GROVE VILLAGE SOUTH VIA



View to the Project site from Harmony Grove Road, over Escondido Creek, east of Country Club Drive.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA

Figure 20a

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View to Project site from Harmony Grove Road just east of the Harmony Grove pump station, looking southeasterly over future park area and Escondido Creek.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA



View toward Project from north-south portion of Harmony Grove Road.
Project is screened by intervening vegetation and topography.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA

Figure 20c



View to Project site from north side of Harmony Grove Road and Country Club Drive intersection.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA

Figure 20d



Looking southerly to Project Site from Country Club Drive crossing of Escondido Creek.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA

Figure 20e



View to Project site from Country Club Drive south of Escondido Creek.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA

Figure 20f



View toward Project site from Country Club Drive and Cordrey Drive intersection.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA

Figure 20g

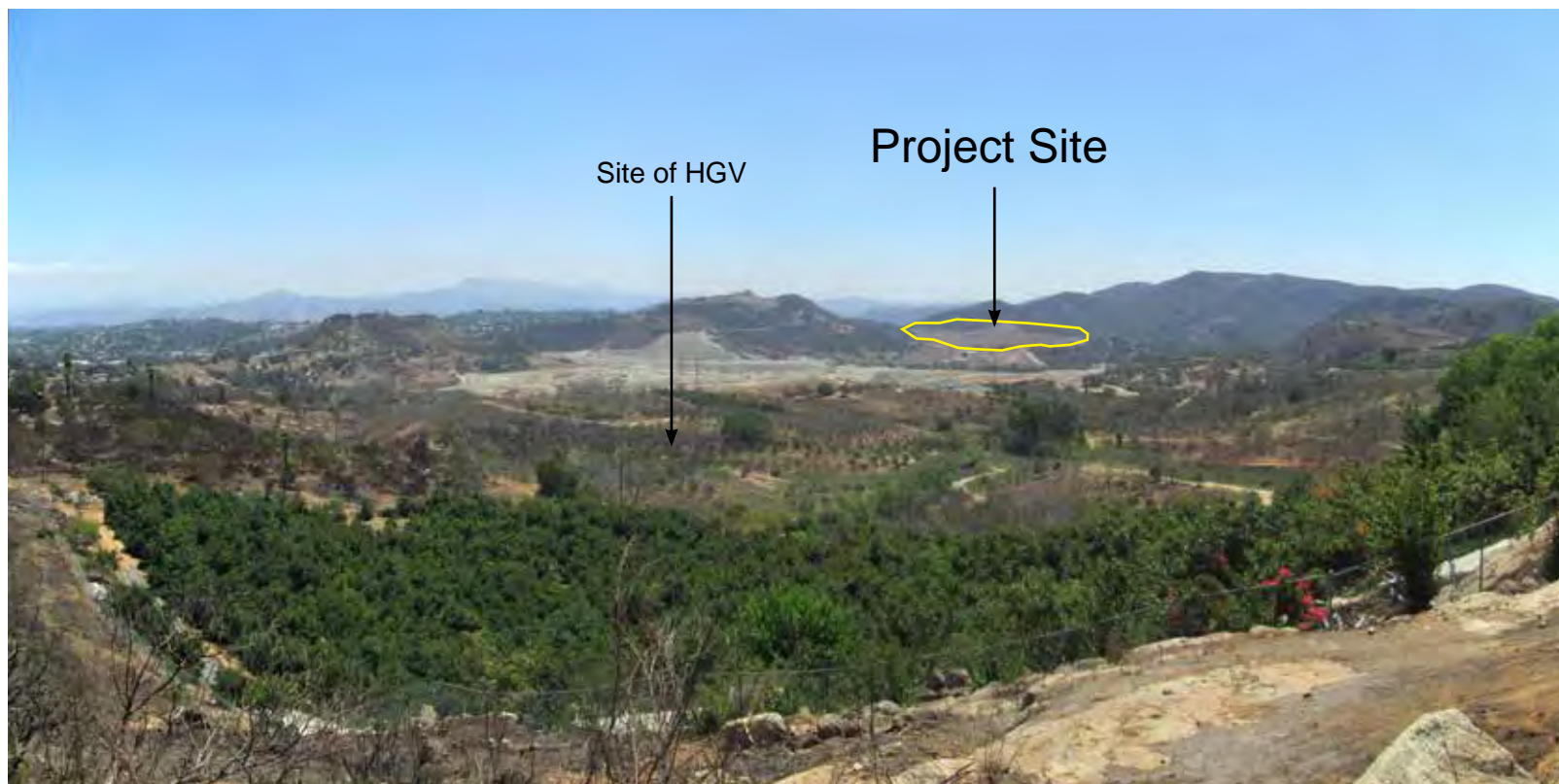


View to Project from Coronado Hills Drive and Cyad Drive over Harmony Grove Village, first phase grading.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA

Figure 20h

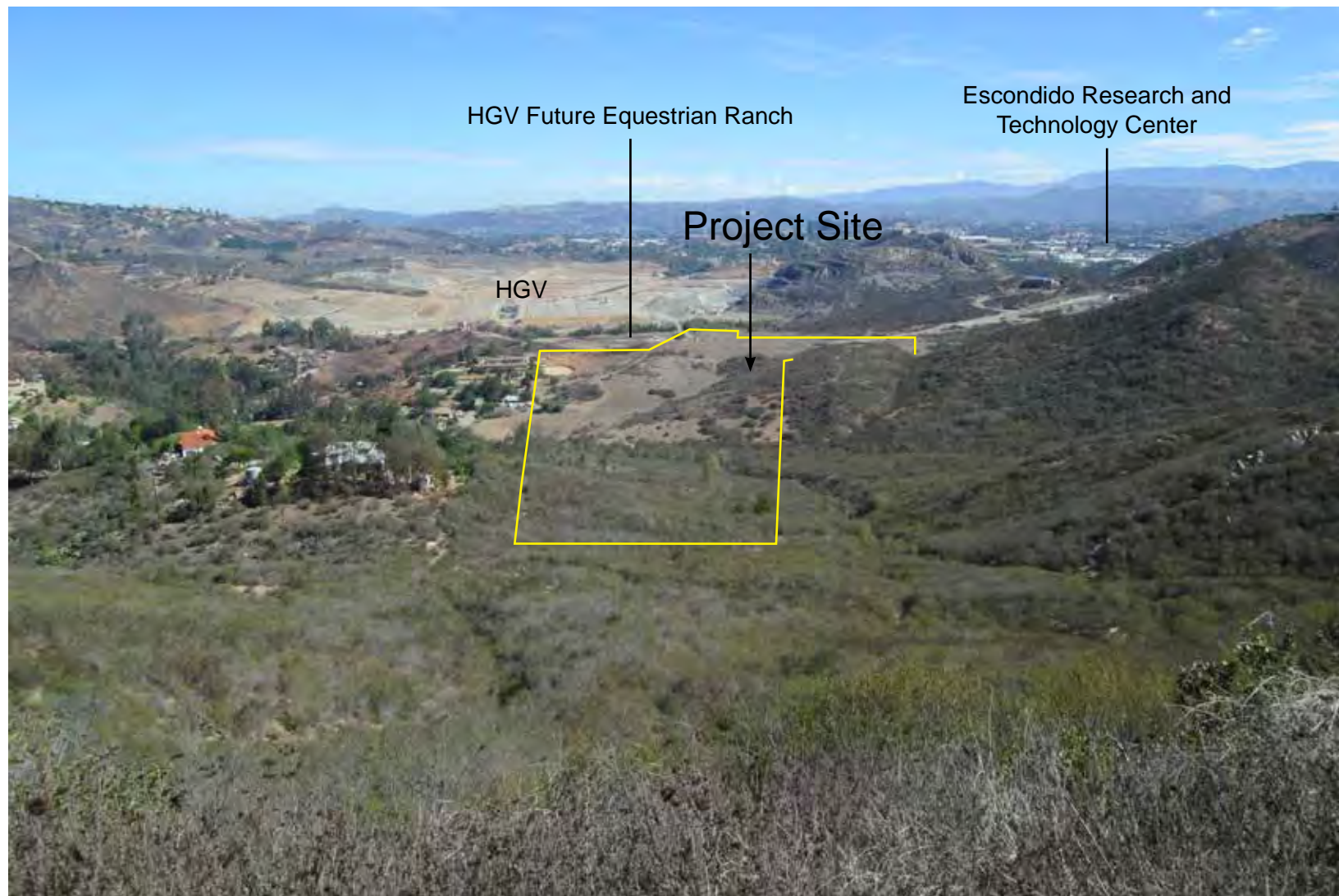


View to Project site from Seeforever Drive over Harmony Grove Village, first phase grading.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA

Figure 20i



View to Project site from Del Dios Highlands Trail.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA

Figure 20j



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

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA

Figure 20k