

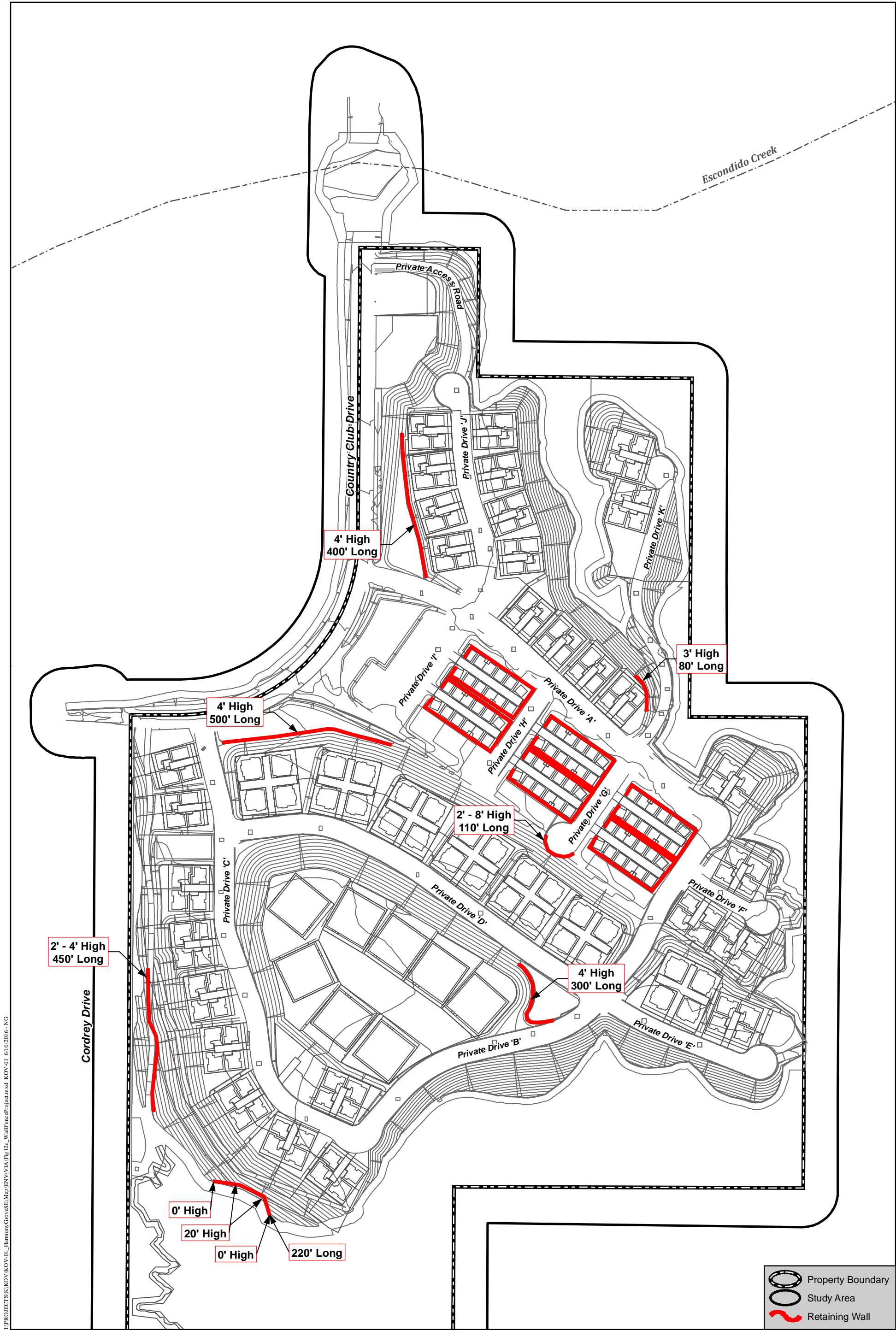
K:\PROJECTS\KOV\KOV-01_HarmonyGroveSE\Map\ENV\VI\2016\Fig12a_WallFenceTypicals.indd KOV-01 2/29/2016 - NG

Source: PDC 2016

Wall and Fence Typicals - A

HARMONY GROVE VILLAGE SOUTH VIA

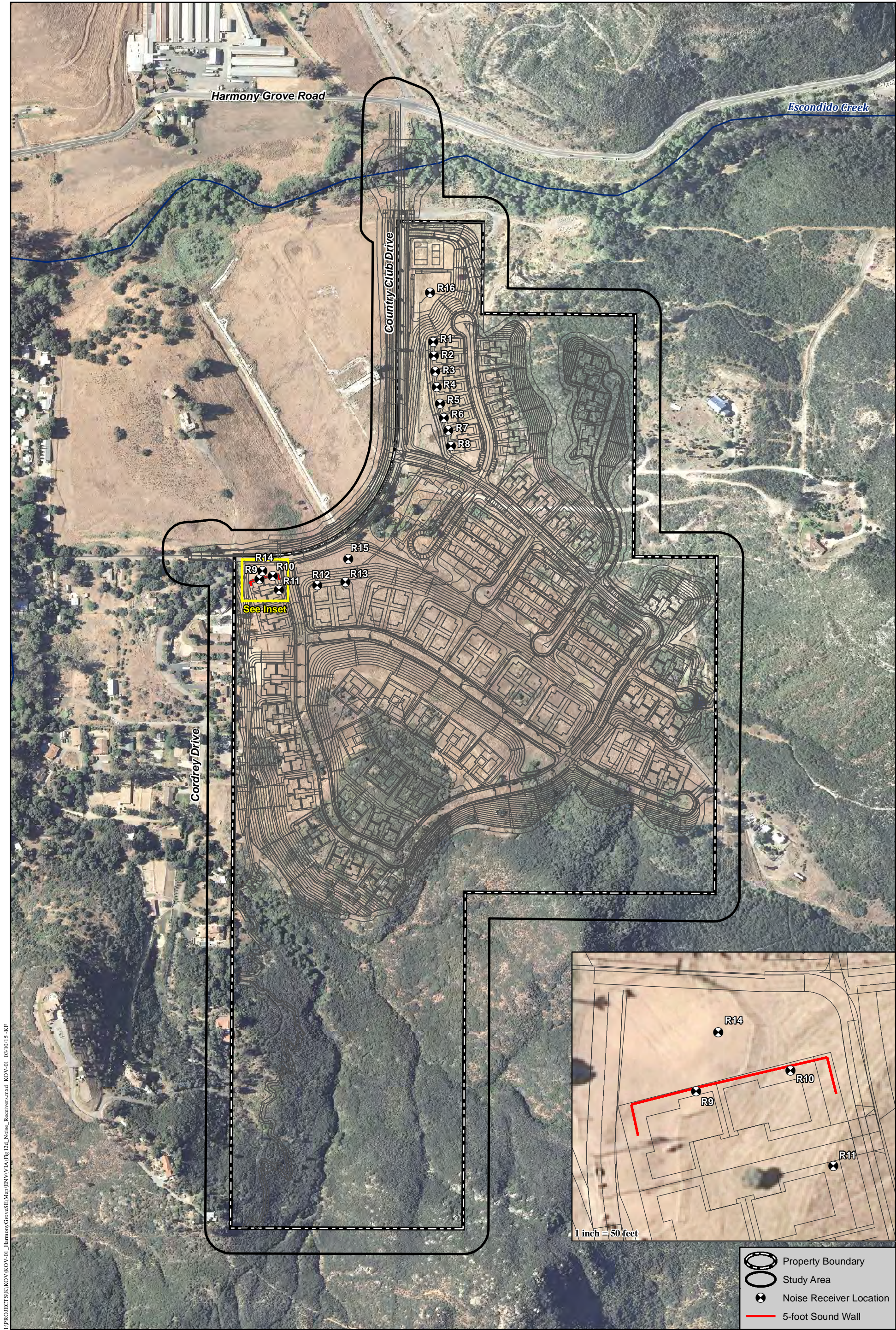
Figure 12a



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\Fig 12e_Fire Protection.mxd KOV4-0_7/7/2016 - NG



Source: Dudek 2016

Fire Protection Features

HARMONY GROVE VILLAGE SOUTH



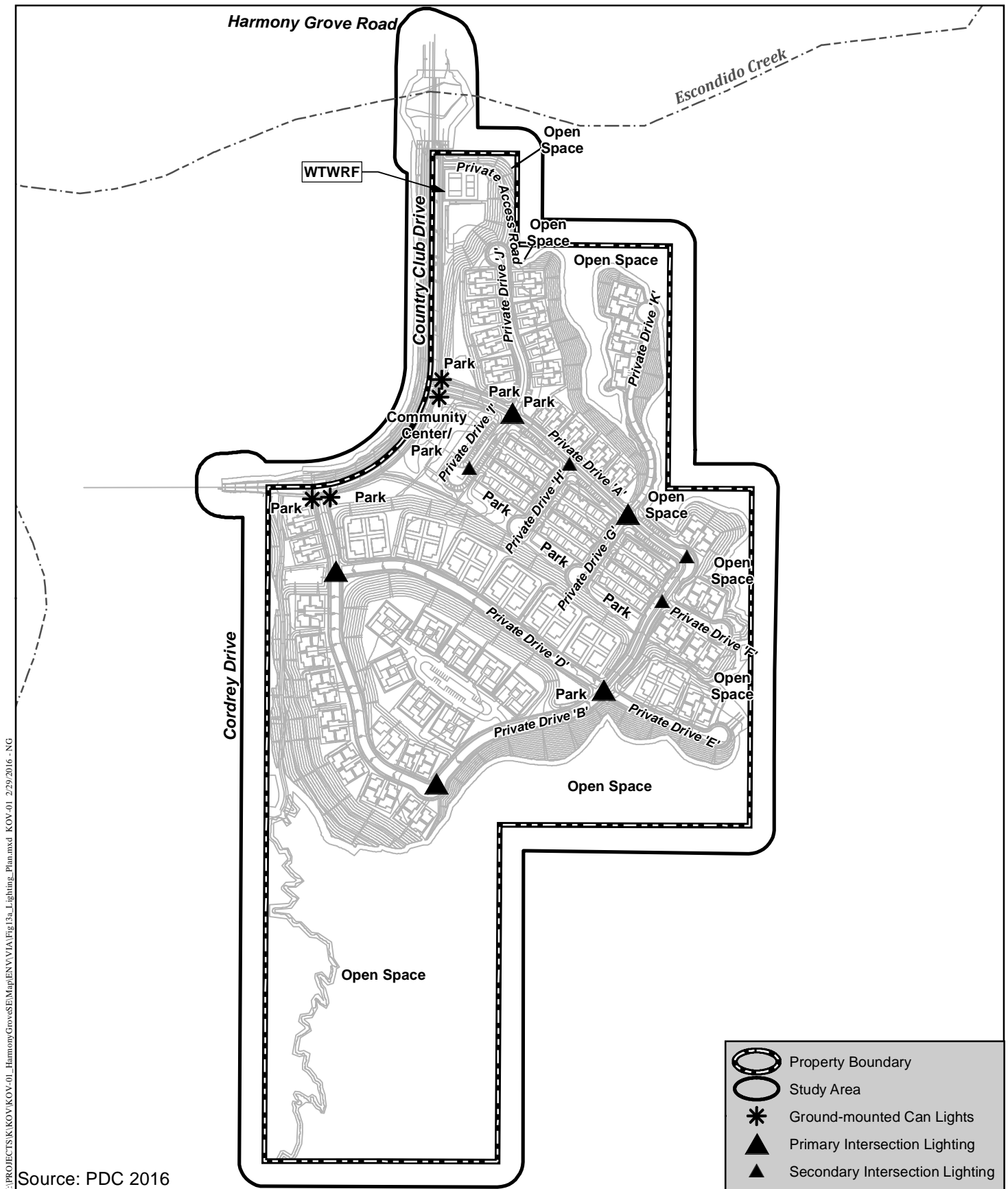
E:\PROJECTS\K\KOV\KOV-01_HarmonyGrovesSE\Map\ENV\Via\Fig12f_PotentialFireWalls.indd KOV-01 12/21/2016 - NG

Source: DUDEK 2016

Potential Fire Walls

HARMONY GROVE VILLAGE SOUTH VIA

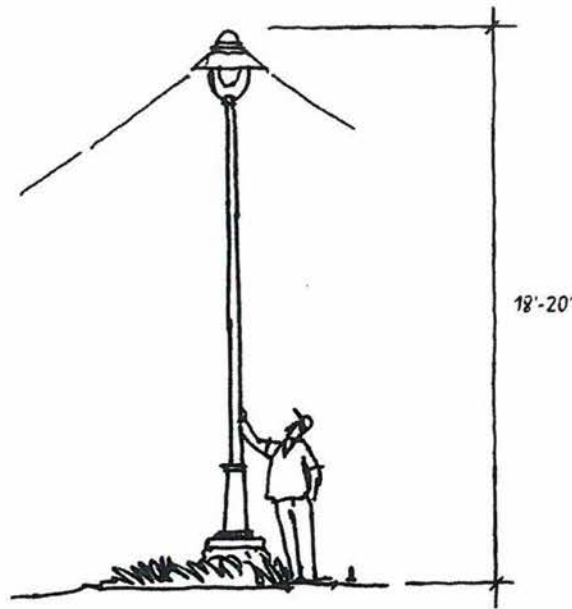
Figure 12f



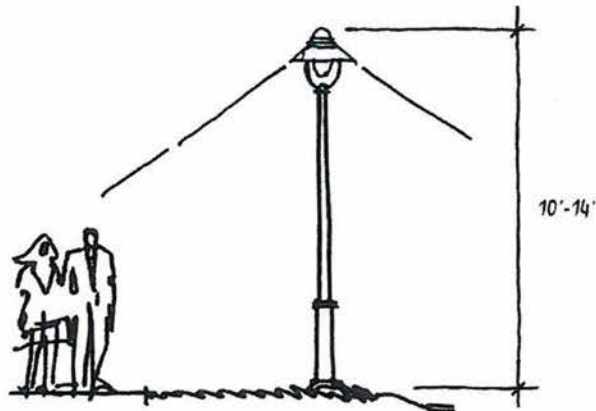
Lighting Plan

HARMONY GROVE VILLAGE SOUTH VIA

Figure 13a



MAJOR STREET / INTERSECTIONS



INTERIOR STREETS

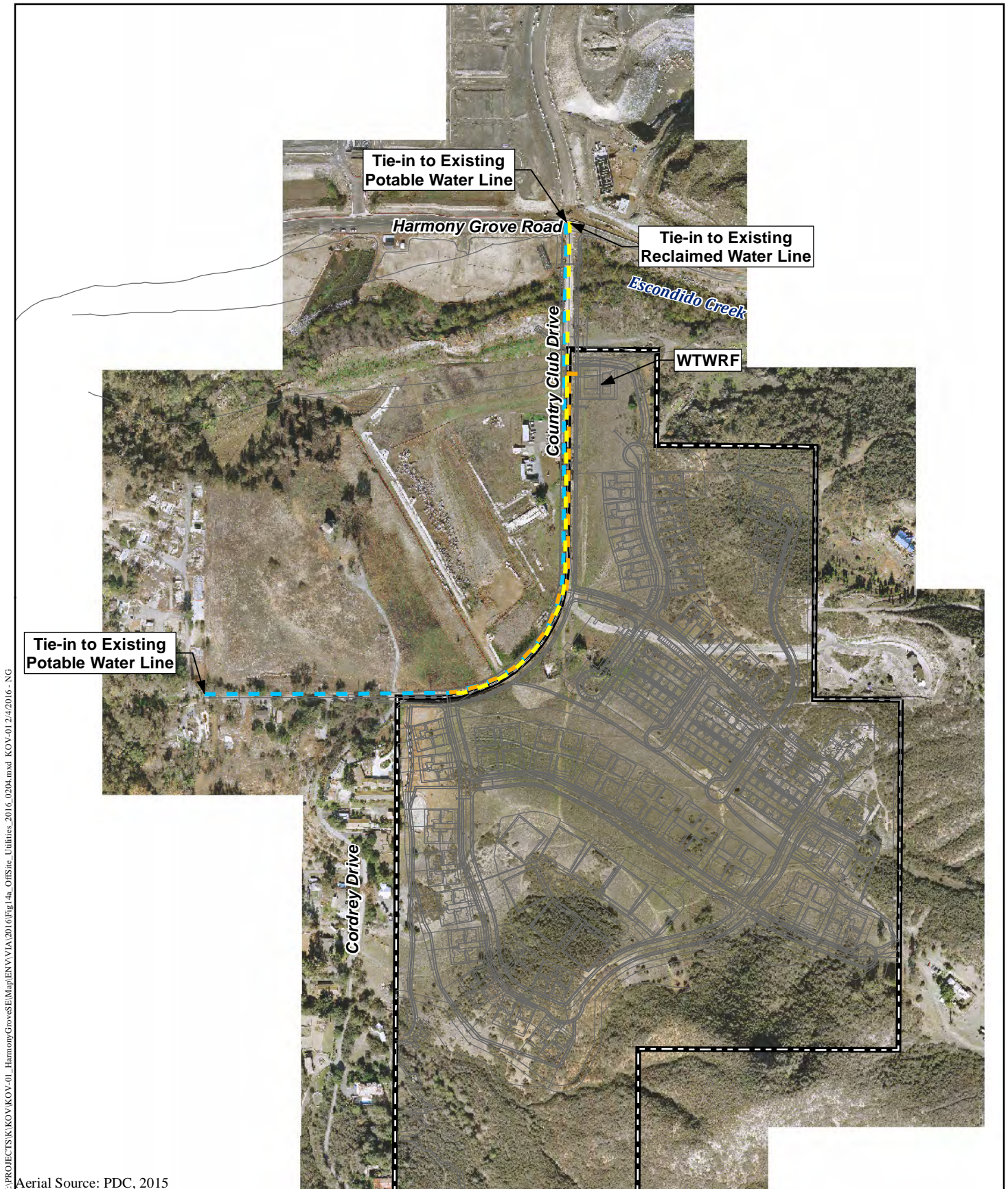
The lighting design for Harmony Grove Village South will be in keeping with the rural spirit of the project and adhere to the San Diego County Light Pollution Code commonly known as the "Dark Sky Ordinance."

Source: PDC 2016

Street Lighting

HARMONY GROVE VILLAGE SOUTH VIA

Figure 13b



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

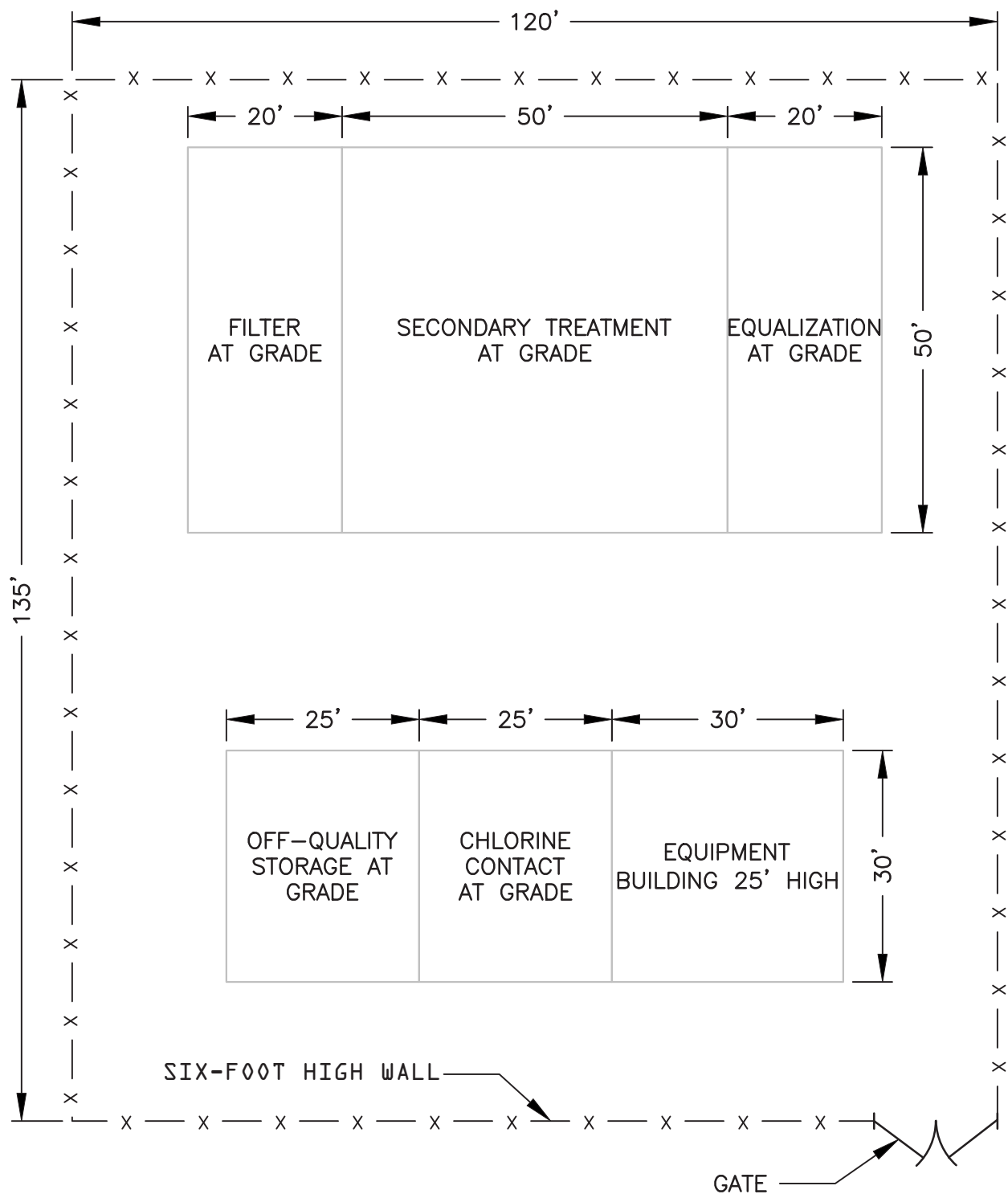
Aerial Source: PDC, 2015

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



Project Landscape Zones

HARMONY GROVE VILLAGE SOUTH VIA

Figure 15a

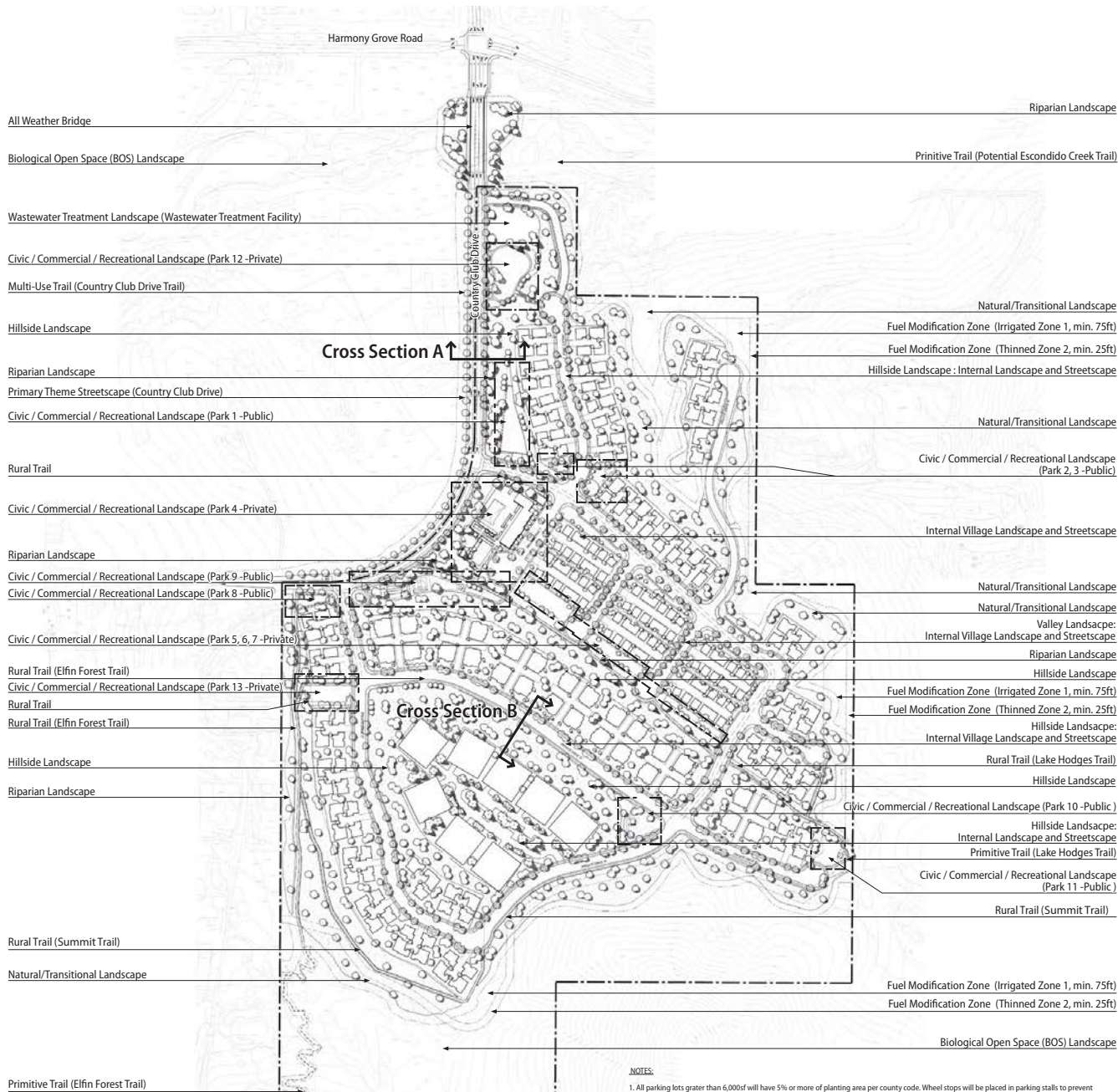
\\HEG\SV\GIS\PROJECTS\K\KOV\KOV-01_HarmonyGroveS&B\Map\ENV\VA\Fig\5b_LandscapePlan.indd KOV-01 2/9/2017 - NG

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
Rhaphiophyes 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 horiz 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 spissa	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.

Hydroseed - 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
Helianthemum scoparium	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 Hydroseed (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 wildenowii	Tomcat Clover	4	85
Vulpia microstachys	Small Fescue	8	90/50

Landscape Plan

HARMONY GROVE VILLAGE SOUTH VIA

Figure 15b



Botanical Name	Common Name	Height	Spread
Schinus molle	California Pepper	25'-40'	25'-40'

(Interrupted with small groups of Oaks, Sycamores, and Brisbane Box)



Botanical Name	Common Name	Height	Spread
<i>Platanus racemosa</i>	California Sycamore	50'-100'	30'-50'
<i>Populus fremontii</i>	Western Cottonwood	40'-100'	20'-25'

(Planted in groups of 2 and 3)

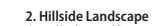


Botanical Name	Common Name	Height	Spread
Lophostemon conferta	Brisbane Box	30'-60'	20'-40'

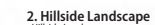
(Planted in groups of 2 and 3)



2016/01/12



Botanical Name	Common Name	Height	Spread
<i>Agonis flexuosa</i> (Planted semi-regularly)	Peppermint Tree	25'-35'	25'



Botanical Name	Common Name
Lophostemon conferta	Brisbane Box
Quercus agrifolia	Coast Live Oak



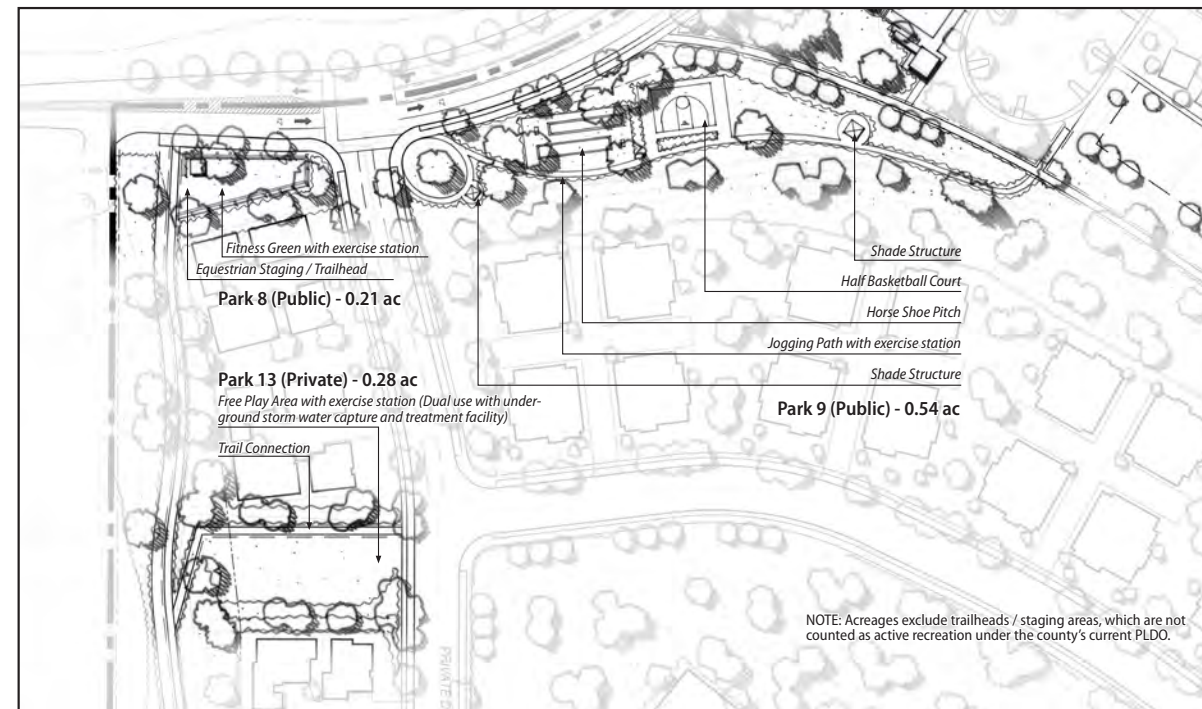
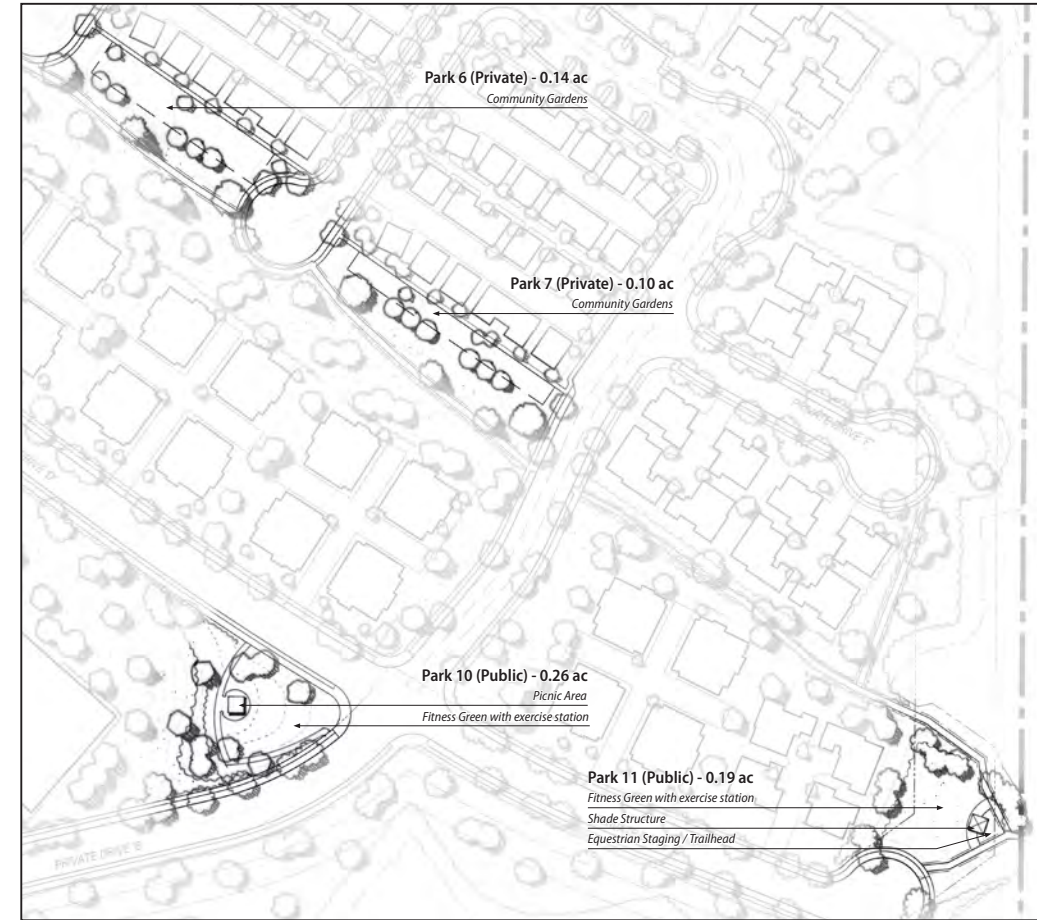
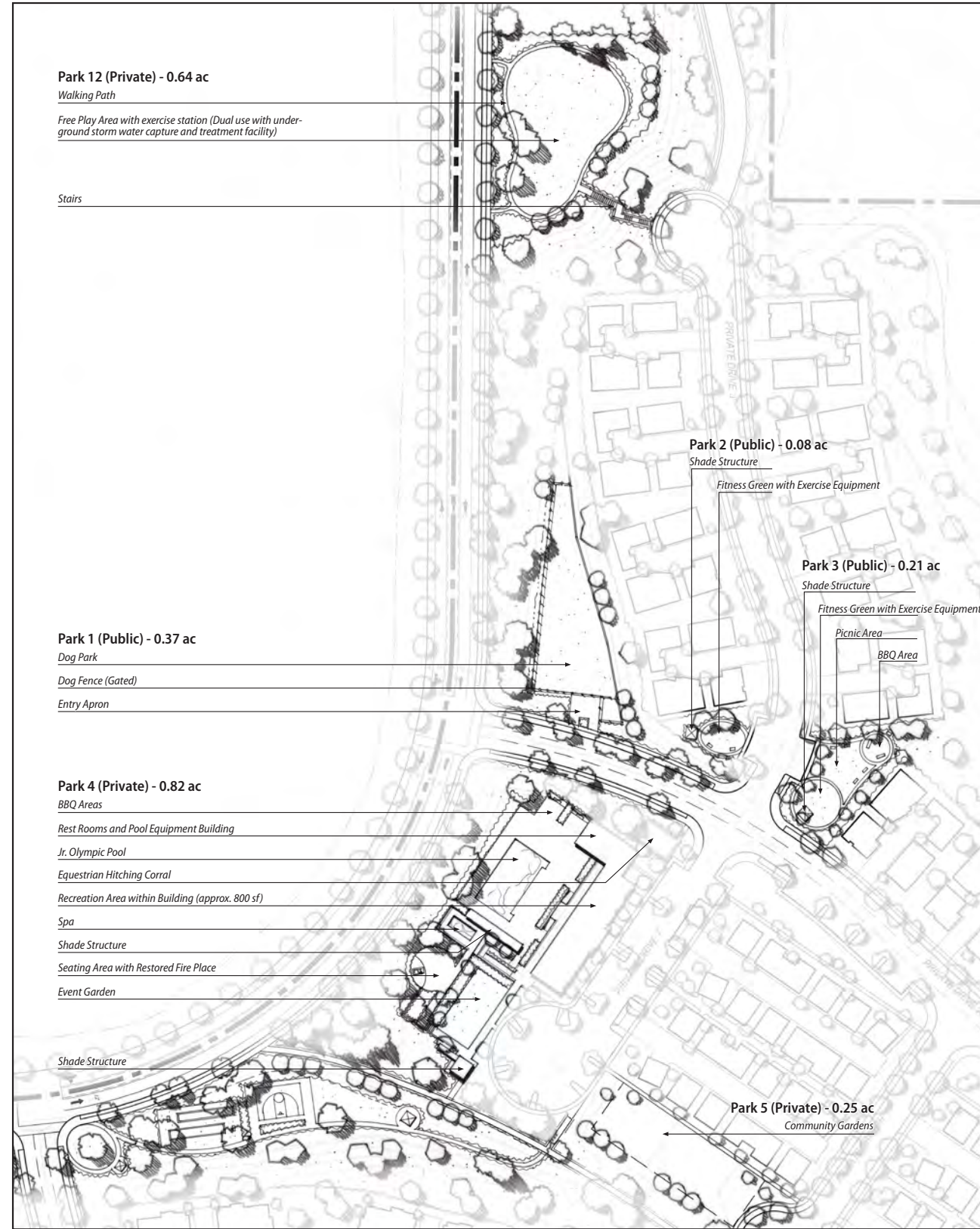
Conceptual Landscape Cross Sections

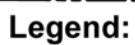
HARMONY GROVE VILLAGE SOUTH VIA

Figure 15c

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Source: SWA 2016





- **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.**

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

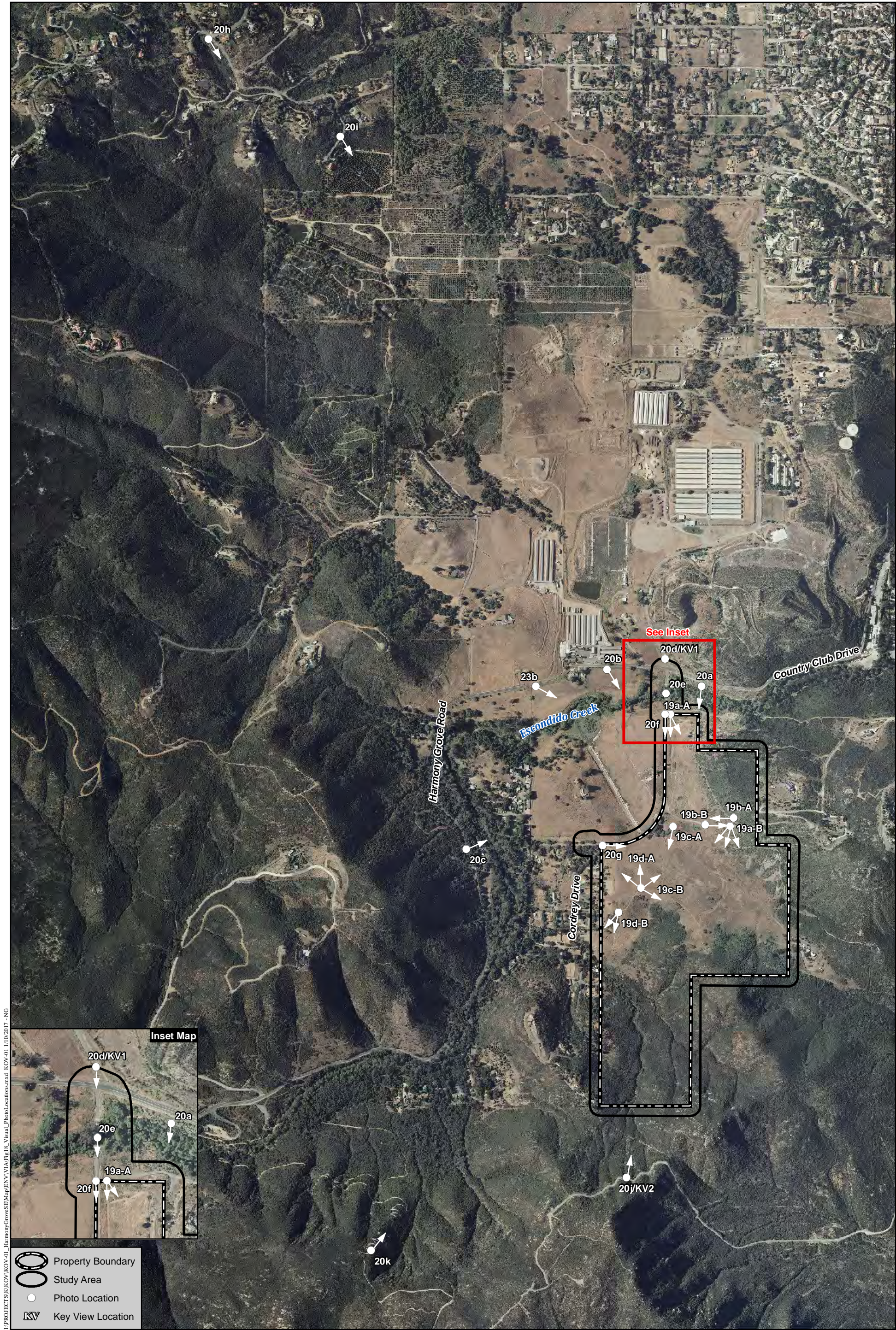


Photo Locations

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.

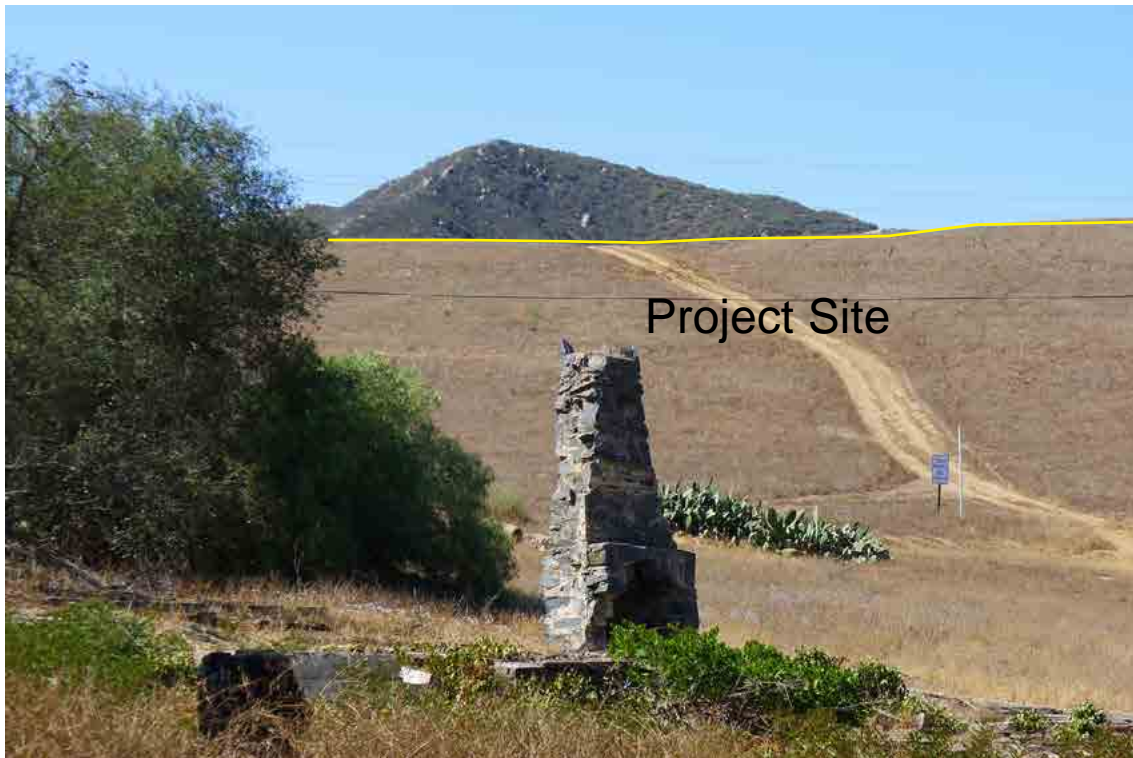


B. Looking east along the on-site paved road, leading to off-site residential uses.

On-site Photographs

HARMONY GROVE VILLAGE SOUTH VIA

Figure 19b



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

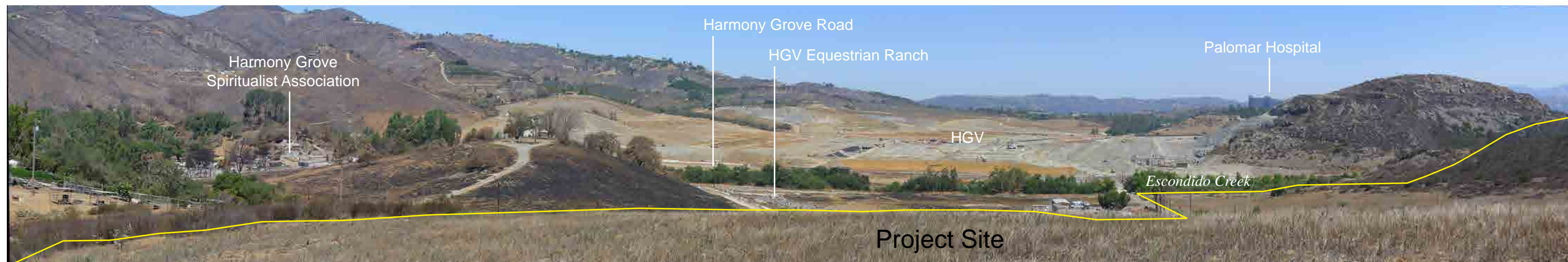


B. Looking east along the central bench, showing slope both north and south.

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.

I:\PROJECTS\KOV\KOV-01_HarmonyGroveSEI\Map\ENV\ENVIA\Fig 19d_Photos.indd KOV-01 02/25/15 KF

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

I:\PROJECTS\KK\KOV\KOV-01_HarmonyGroves\EM\ENV\ENVIA\Fig.20b_Photos.indd KOV-01 03/02/15 KF



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

Figure 20b



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

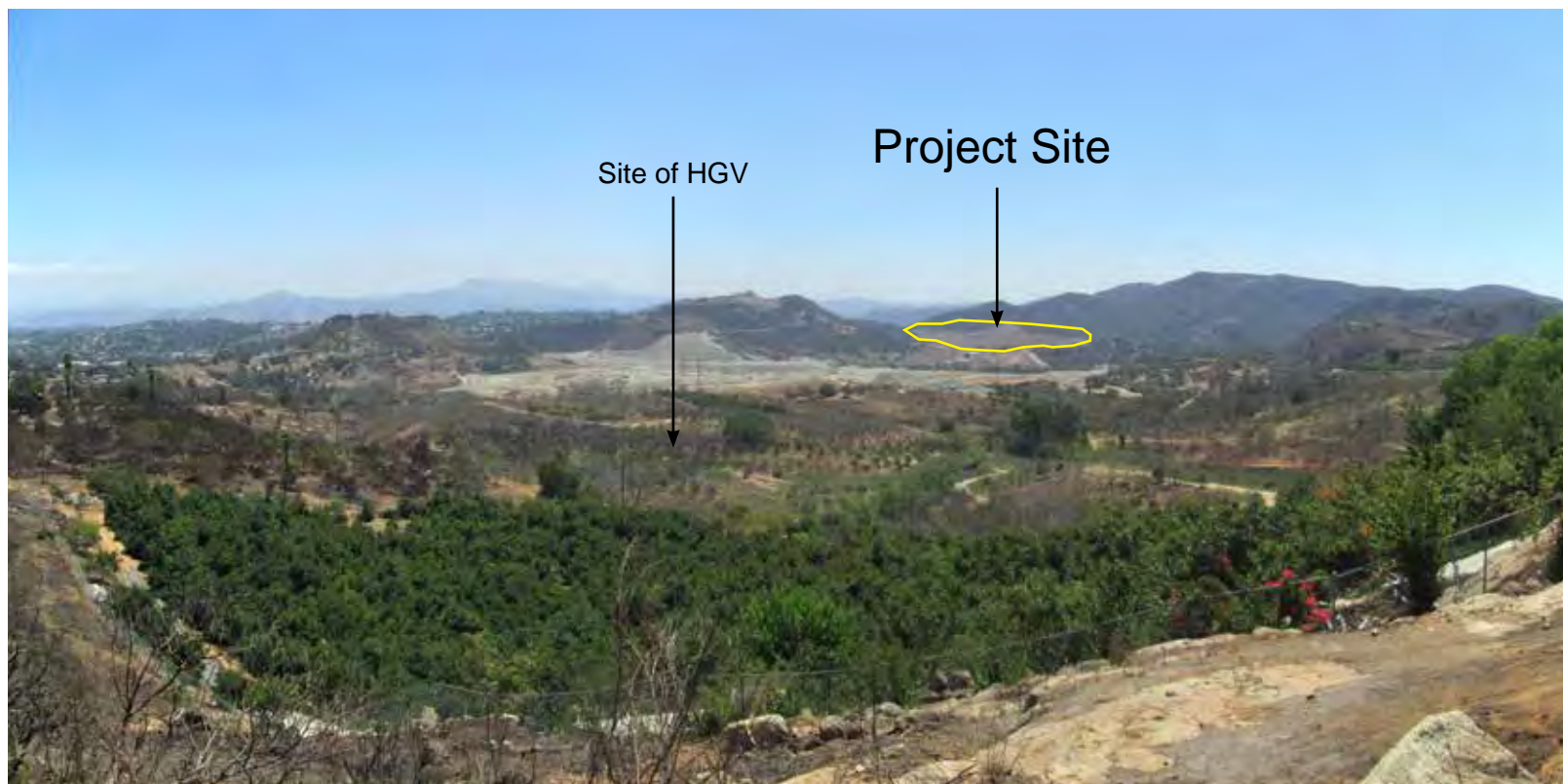


View to Project from Coronado Hills Drive and Cyad Drive over Harmony Grove Village, first phase grading.

Surrounding Public Viewpoints

HARMONY GROVE VILLAGE SOUTH VIA

Figure 20h

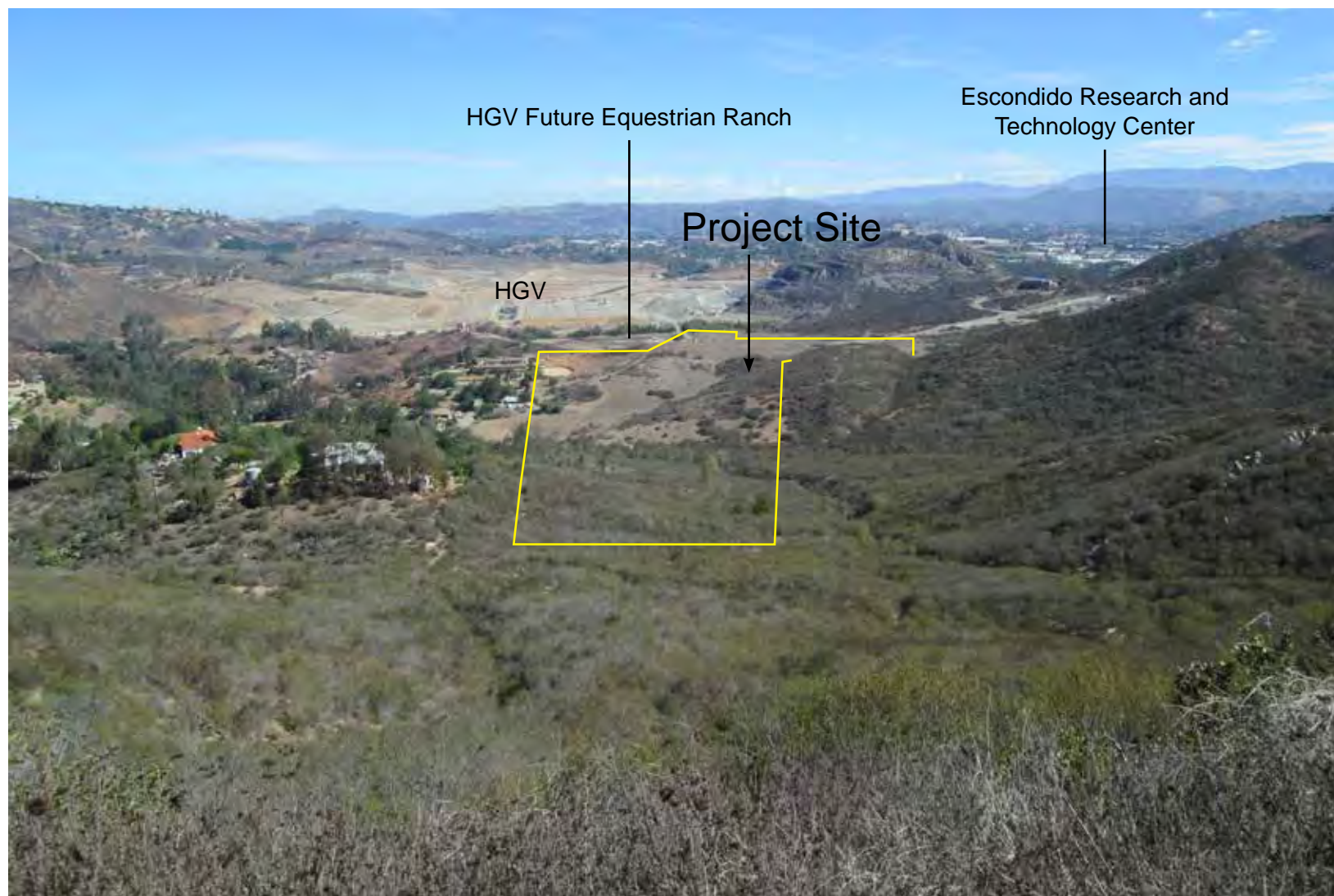


View to Project site from Seeforever Drive over Harmony Grove Village, first phase grading.

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