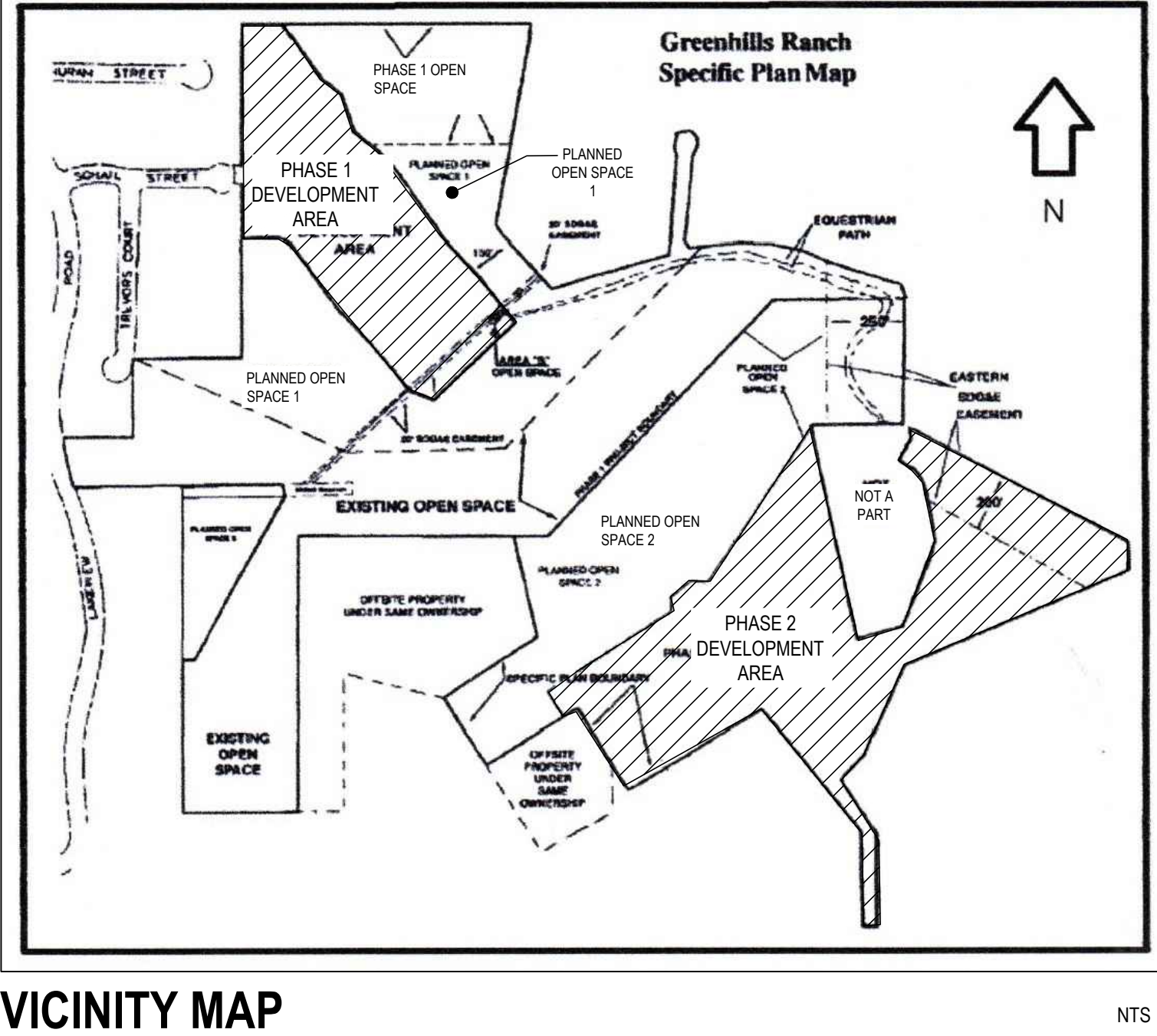


CONCEPT NOTES:

1. REFER TO SHEET L-4 FOR CONCEPT LEGEND AND NOTES.
2. ALL OPEN SPACE AND BRUSH MANAGEMENT SHALL BE TREATED ACCORDING TO THE CONCEPTUAL FUEL TREATMENT MAP AND THE CORRESPONDING WRITTEN GREENHILLS RANCH CONCEPTUAL FIRE PROTECTION PLAN PREPARED BY FIREWISE 2000, DATED 1.10.18.

TENTATIVE MAP
"GREENHILLS RANCH - PHASE 2"
County of San Diego, California

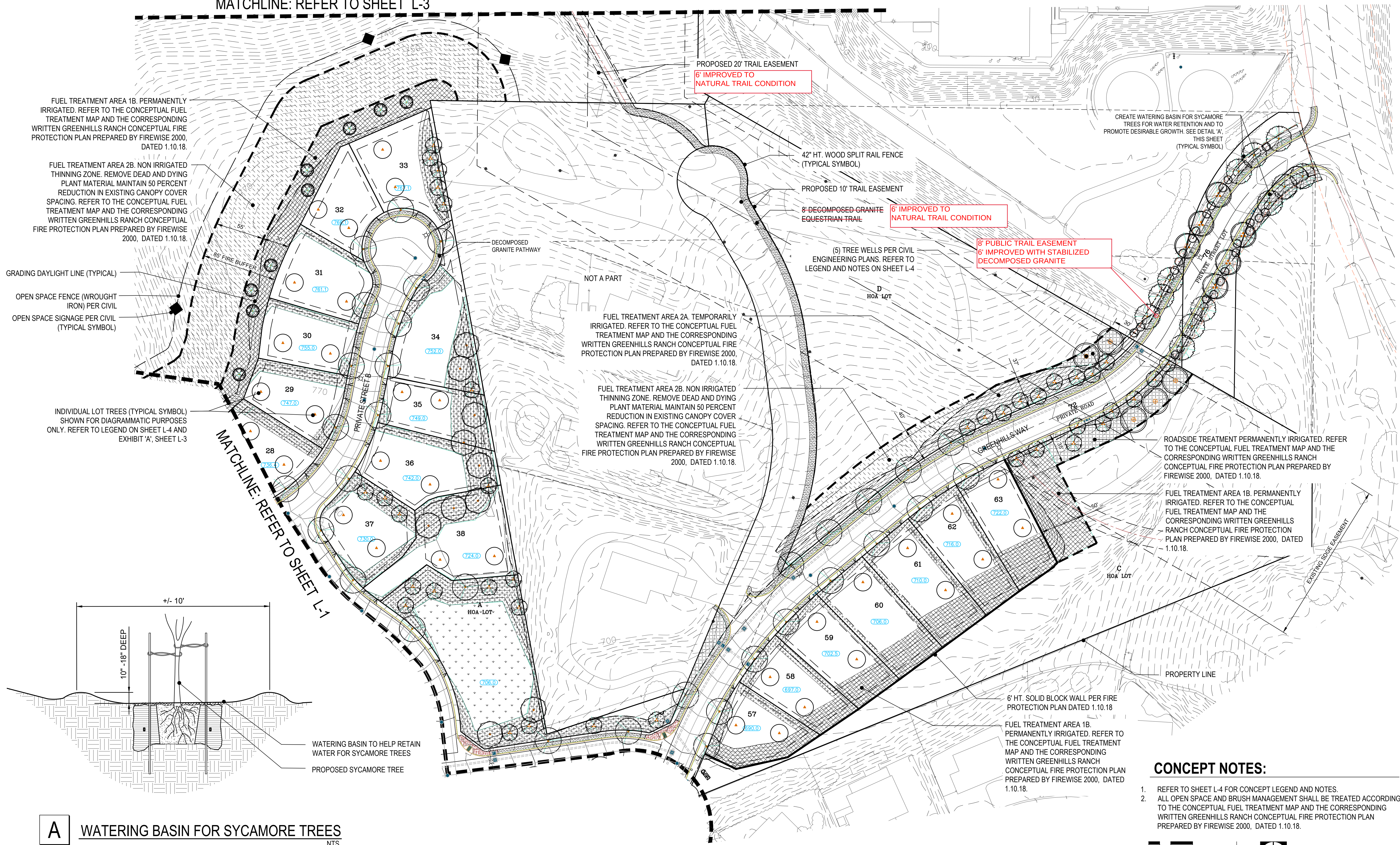


L-1

SHEET TITLE	PROJECT	REVISIONS			
		NO.	DESCRIPTION	DATE	APP'D
CONCEPTUAL LANDSCAPE PLAN	GREENHILLS RANCH PHASE 2 COUNTY OF SAN DIEGO, CA		05.24.2021, COUNTY COMMENTS		
SHEET	1				
OF 4 SHEETS					

TENTATIVE MAP
"GREENHILLS RANCH - PHASE 2"
County of San Diego, California

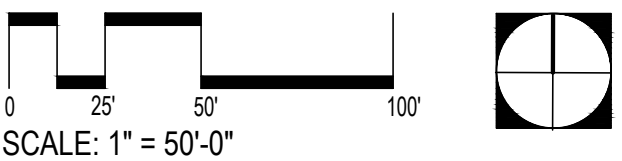
MATCHLINE: REFER TO SHEET L-3



A WATERING BASIN FOR SYCAMORE TREES
NTS

CONCEPT NOTES:

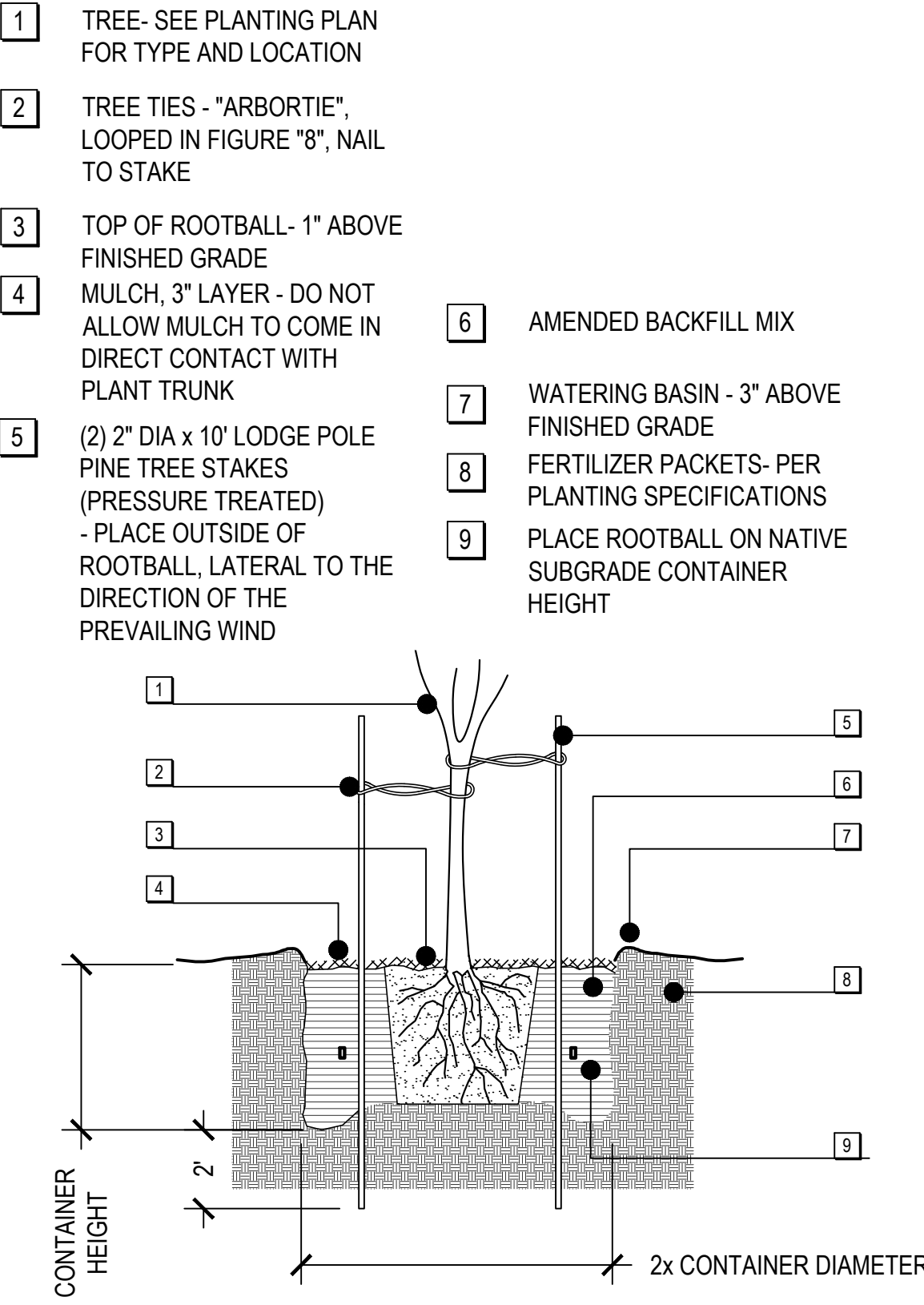
- REFER TO SHEET L-4 FOR CONCEPT LEGEND AND NOTES.
- ALL OPEN SPACE AND BRUSH MANAGEMENT SHALL BE TREATED ACCORDING TO THE CONCEPT FUEL TREATMENT MAP AND THE CORRESPONDING WRITTEN GREENHILLS RANCH CONCEPTUAL FIRE PROTECTION PLAN PREPARED BY FIREWISE 2000, DATED 1.10.18.



L-2

DATE: 02/16/2016	SCALE: 1" = 50'	DRAWN: KP/MS	CHECKED:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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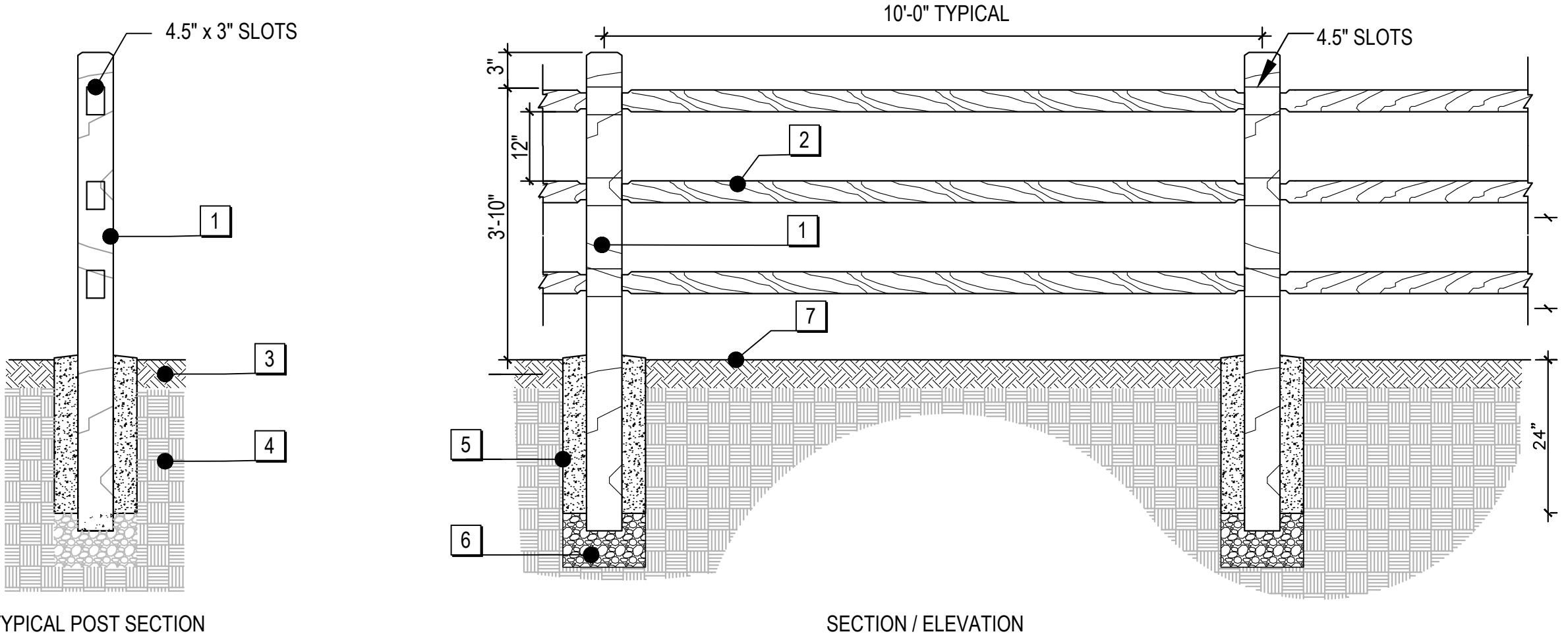
TENTATIVE MAP
"GREENHILLS RANCH - PHASE 2"
County of San Diego, California



A TREE PLANTING NTS

- 1 6"x6" DOUGLAS FIR WOOD FENCE POST, INSTALL PER MANUFACTURER RECOMMENDATIONS PLACE POSTS 10' O.C.
- 2 10' x 3.5" x 1.5" RAILS WITH TAPERED TIPS TO MEET SLOTS
- 3 AMENDED PANTING SOIL (WHERE NECESSARY)
- 4 COMPACTED SUBGRADE
- 5 CONCRETE FOOTING PER FENCE MANUFACTURER RECOMMENDATIONS
- 6 1 CU. FT. PEA GRAVEL
- 7 FINISH GRADE

- NOTES:
1. INSTALL FENCE PER MANUFACTURER.
2. FENCE TO BE PRESSURE TREATED DOUGLAS FIR
3. REFER TO MANUFACTURER FOR FENCE POST FOOTING
4. CONTRACTOR TO PROVIDE MOCKUP FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT



B SPLIT RAIL FENCE NTS

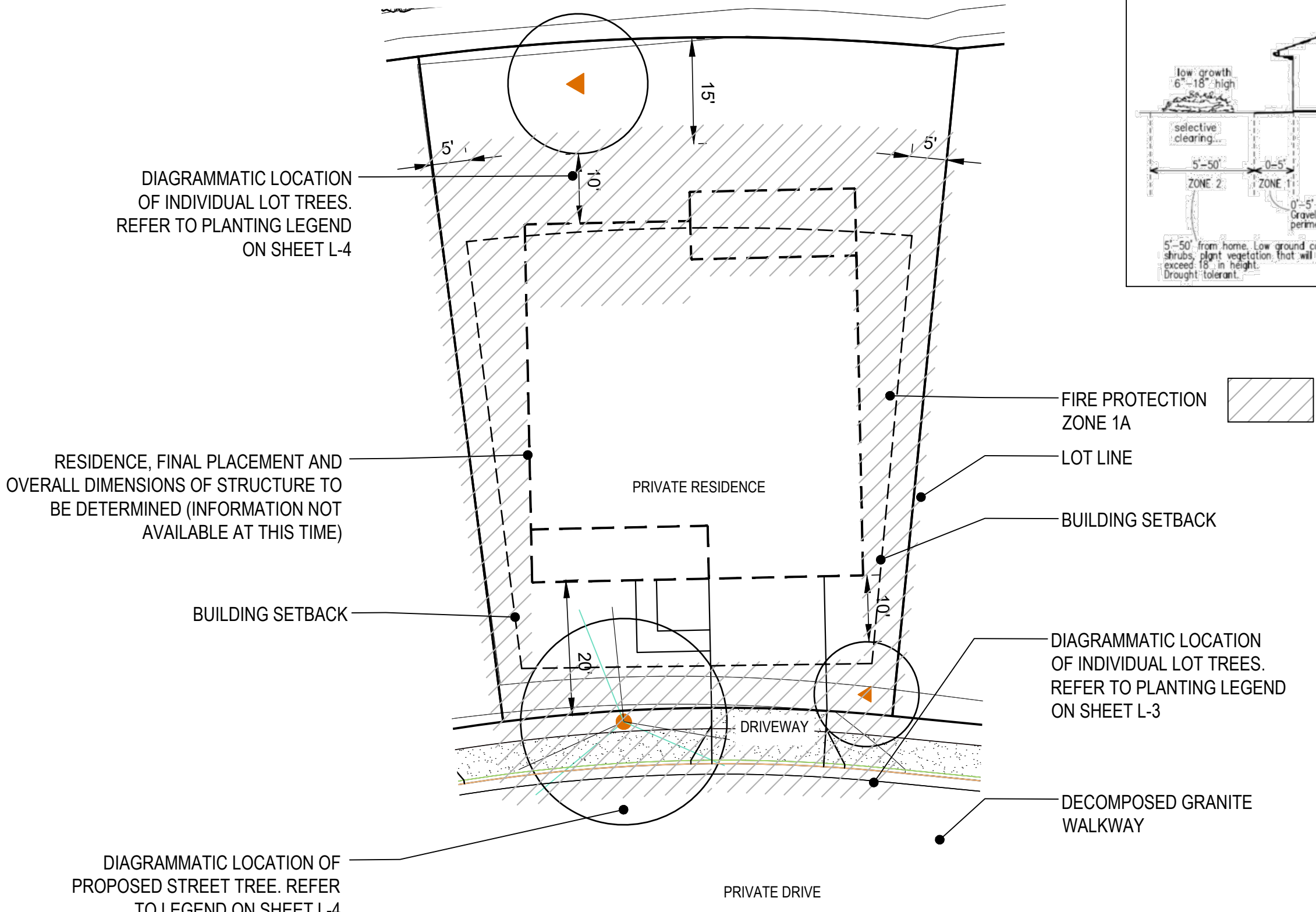
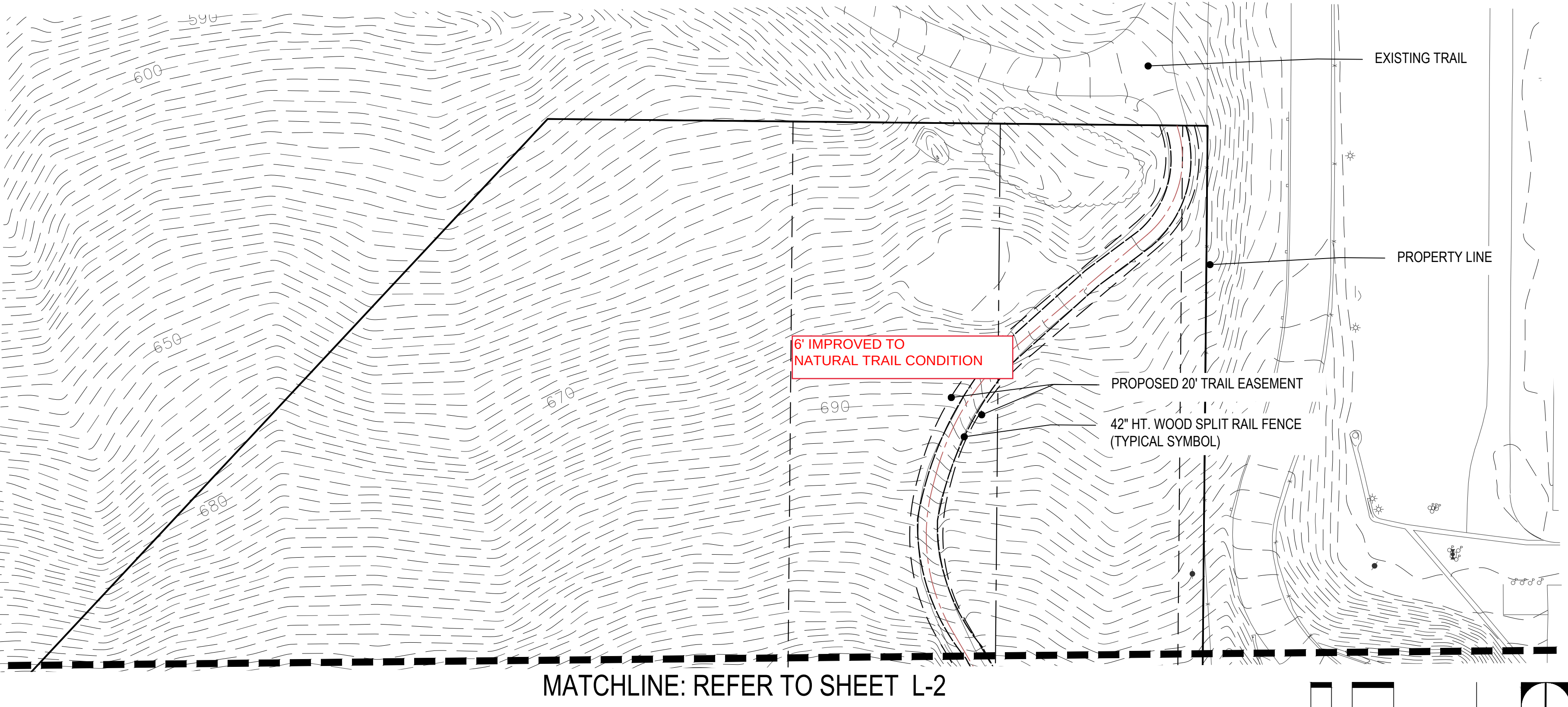
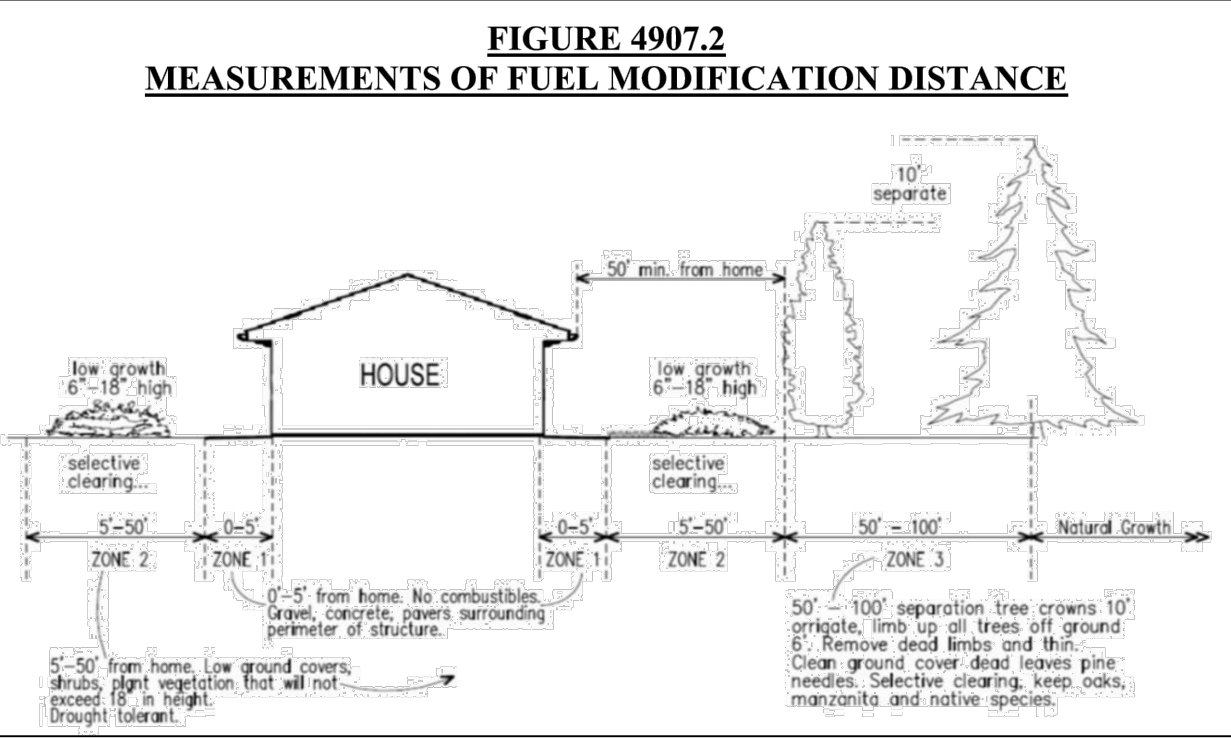


EXHIBIT A: INDIVIDUAL LOT TREE PLACEMENT DIAGRAM

CONCEPT NOTES:

1. REFER TO SHEET L-4 FOR CONCEPT LEGEND AND NOTES.
2. ALL OPEN SPACE AND BRUSH MANAGEMENT SHALL BE TREATED ACCORDING TO THE CONCEPTUAL FUEL TREATMENT MAP AND THE CORRESPONDING WRITTEN GREENHILLS RANCH CONCEPTUAL FIRE PROTECTION PLAN PREPARED BY FIREWISE 2000, DATED 1.10.18.



- NOTES:
1. EACH INDIVIDUAL LOT SHALL REQUIRE (2) TREES TO COMPLY WITH MEASURE A-2.1 OF THE COUNTY OF SAN DIEGO'S CLIMATE ACTION PLAN.
2. FINAL LOCATION AND SPECIES OF INDIVIDUAL LOT TREES TO BE DETERMINED. TREE SPECIES AND LOCATION SHALL BE COMPLIANT WITH THE CONCEPTUAL FUEL TREATMENT MAP AND THE CORRESPONDING WRITTEN GREENHILLS RANCH CONCEPTUAL FIRE PROTECTION PLAN PREPARED BY FIREWISE 2000, DATED 1.10.18, AND LOCATED OUTSIDE ANY UTILITY EASEMENTS, AND BE NON-INVASIVE AND FIRE RESISTANT.
3. MATURE CANOPY OF TREE MUST BE PLANTED AND MAINTAINED SO THAT BRANCHES DO NOT COME WITHIN 10' OF ANY STRUCTURE.
4. REFER TO THE REFER TO FUEL TREATMENT MAP AND WRITTEN FIRE PROTECTION PLAN DATED 1.10.18 FOR FURTHER INFORMATION.
5. ALL INDIVIDUAL LOT LANDSCAPE PLANS SHALL BE APPROVED BY THE HOA BOARD AND COMPLY WITH THE CONCEPTUAL FUEL TREATMENT MAP AND THE CORRESPONDING WRITTEN GREENHILLS RANCH CONCEPTUAL FIRE PROTECTION PLAN PREPARED BY FIREWISE 2000, DATED 1.10.18.
6. PROJECT TO COMPLY WITH WITH THE COUNTY OF SAN DIEGO CONSOLIDATED FIRE CODE - SECTION 4907, DATED MARCH 27TH, 2020, INCLUDING MAINTENANCE + RESPONSIBILITIES.

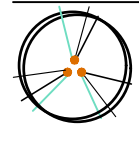
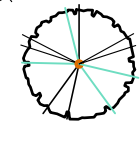
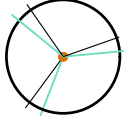
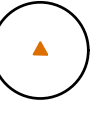
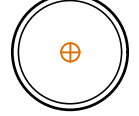
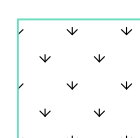
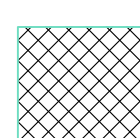
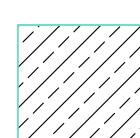
SHEET TITLE		CONCEPTUAL LANDSCAPE PLAN		DATE:		02/16/2016		REVISIONS		NO.		DESCRIPTION		DATE		APP'D	
PROJECT		GREENHILLS RANCH PHASE 2 COUNTY OF SAN DIEGO, CA		SCALE:		1" = 50'											
				DRAWN:		KP/MS											
				CHECKED:													
SHEET 3				OF 4 SHEETS													

TENTATIVE MAP

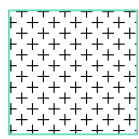
"GREENHILLS RANCH - PHASE 2"

County of San Diego, California

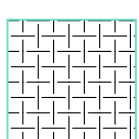
PLANT_SCHEDULE

ENTRY TREES	BOTANICAL NAME / COMMON NAME	CONT	
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK	24"BOX	
	QUERCUS AGRIFOLIA / COAST LIVE	24"BOX	
	HETEROMELES ARBUTIFOLIA / TOYON (TRAIN AS SMALL TREE)	5 GAL	
FUEL TREATMENT AREA TREES	BOTANICAL NAME / COMMON NAME	CONT	
	ARCTOSTAPHYLOS GLAUCA / MANZANITA BIG BERRY	5 GAL	
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	
INTERIOR STREET TREES	BOTANICAL NAME / COMMON NAME	CONT	
	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	24"BOX	
	PARKINSONIA ACULEATA / MEXICAN PALO VERDE	24"BOX	
	PROSOPIS CHILENSIS / CHILEAN MESQUITE	24"BOX	
	QUERCUS ILEX / HOLLY OAK	24"BOX	
TREES FOR INTERIOR SLOPES (VISUAL IMPACT MITIGATION PLANTS)	BOTANICAL NAME / COMMON NAME	CONT	
	HETEROMELES ARBUTIFOLIA / TOYON	15 GAL	
	PROSOPIS CHILENSIS / CHILEAN MESQUITE	36"BOX	
	QUERCUS ILEX / HOLLY OAK	36"BOX	
TREES FOR INDIVIDUAL LOTS	BOTANICAL NAME / COMMON NAME	CONT	
	CERCIS OCCIDENTALIS / RED BUD	24" BOX	
	CERCIS CANADENSIS ' FOREST PANSY' / FOREST PANSY RED BUD	24" BOX	
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	24"BOX	
	PISTACIA CHINENSIS / CHINESE PISTACIA	24" BOX	
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX	
	QUERCUS ENGLEMANII / ENGELMAN OAK	24" BOX	
TREES FOR TREE WELLS (ALSO SEE CIVIL ENGINEERING AND NOTE ON RIGHT)	BOTANICAL NAME / COMMON NAME	CONT	
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK	24"BOX	
	QUERCUS AGRIFOLIA / COAST LIVE OAK	24"BOX	
BIO RETENTION	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	CAREX PANSA / SANDDUNE SEDGE	1 GAL	24" o.c.
FUEL TREATMENT PLANTING ZONE	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	CEANOTHUS VERRUCOSUS / WART-STEMMED CEANOTHUS	1 GAL	60" o.c.
IRRIGATED			
	ENCELIA CALIFORNICA / CALIFORNIA ENCELIA	1 GAL	48" o.c.
	IVA HAYESIANA / SAN DIEGO POVERTY WEED	1 GAL	36" o.c.
	LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE	1 GAL	48" o.c.
	LOTUS SCOPARIUS / CALIFORNIA DEER WEED	1 GAL	36" o.c.
	RHUS INTEGRIFOLIA / LEMONADE BERRY	5 GAL	120" o.c.
	RHUS LAURINA / LAUREL SUMAC	1 GAL	120" o.c.
	SALVIA APIANA / WHITE SAGE	1 GAL	42" o.c.
	SALVIA CLEVELANDII / CLEVELAND SAGE	1 GAL	36" o.c.

INTERIOR SLOPE



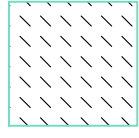
ROADSIDE TREATMENT



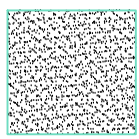
WALL / FENCE SCREENING
(VISUAL IMPACT MITIGATION PLANTS)



NON IRRIGATED FIRE PREVENTION ZONE



INERT MATERIAL



BOTANICAL NAME / COMMON NAME

BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH

CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC

ECHIUM FASTUOSUM / PRIDE OF MADEIRA

MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM

BOTANICAL NAME / COMMON NAME

AGAVE AMERICANA 'BLUE GLOW' / BLUE GLOW AGAVE

MALEPHORA LUTEA / ROCKY POINT ICE PLANT

MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY

BOTANICAL NAME / COMMON NAME

DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE

JASMINUM PRIMULINUM / PINK JASMINE

JASMINUM POLYANTHUM / PRIMEROSE JASMINE

TREES FOR TREE WELLS IMPORTANT NOTE:

REFER TO CIVIL ENGINEERING PLANS FOR SOIL MEDIA REQUIREMENTS / SPECIFICATIONS FOR ALL SPECIFIED TREE WELLS. FINAL LANDSCAPE PLANS SHALL SHOW REQUIRED SOIL MEDIA.

NOTE:

THE SPECIFIC LOCATION(S), SIZES AND QUANTITIES OF ALL THE PLANT MATERIAL WILL BE DETERMINED AND INDICATED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT.

CONCEPT NOTES:

- SEE SHEET L-1 AND L-2 FOR CONCEPTUAL LANDSCAPE PLAN.
- ALL NEW LANDSCAPE AND IRRIGATION SHALL BE IN CONFORMANCE WITH THE COUNTY OF SAN DIEGO WATER CONSERVATION IN LANDSCAPING ORDINANCE, DATED JUNE 24, 2020. THE COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE DESIGN MANUAL,(INCREASED RESIDENTIAL TREE PLANTING) AND THE COUNTY OF SAN DIEGO PARKING DESIGN MANUAL, AND THE LAKESIDE DESIGN GUIDELINES.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED BY A COMPLETELY AUTOMATED IRRIGATION SYSTEM - UTILIZING AN AUTOMATIC CONTROLLER, REMOTE CONTROL VALVES, LOW PRECIPITATION HEADS AND UNDERGROUND PIPING.THE DOMESTIC SYSTEM WILL BE PROTECTED BY A REDUCED PRESSURE BACKFLOW PREVENTER.
- IRRIGATION TO BE A WEATHER BASED SYSTEM. THE AUTOMATIC CONTROLLER MUST HAVE A RAIN SENSOR AND ALL VEGETATED STORM BASIN BOTTOMS WILL BE EQUIPPED WITH MOISTURE SENSORS TO SHUT OFF IRRIGATION TO THESE AREAS DURING TIMES OF SATURATION TO FURTHER CONSERVE WATER.
- THE SYSTEM WILL BE PROGRAMMED AND OPERATED TO MAXIMIZE THE EFFICIENCY OF THE SYSTEM AND LIMIT WATER CONSUMPTION. THE SYSTEM WILL BE DESIGNED TO ACHIEVE 100% COVERAGE.
- PLANTING AREAS TO RECEIVE A 3" MULCH LAYER OF 'FOREST FINES' AGRI-SERVICE PRODUCTS OR EQUAL.
- THE ASSOCIATION HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT LANDSCAPE AND IRRIGATION SYSTEM(S) PER THE FIRE PROTECTION PLAN AND THE CORRESPONDING WRITTEN DOCUMENT, DATED JANUARY 10, 2018, EXCEPT INDIVIDUAL LOT LANDSCAPES WHICH SHALL BE MAINTAINED BY THE HOMEOWNER. HOMEOWNERS WILL ALSO BE REQUIRED TO MAINTAIN THE TWO TREES PLANTED BY THE DEVELOPER OR HOMEBUILDER AS REQUIRED BY MEASURE A-2.1.
- THE ASSOCIATION HOW WILL BE TASKED WITH ENSURING THAT ALL FUTURE LANDSCAPE PLANS FOR SINGLE FAMILY LOTS ADHERE TO THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION AND ESTABLISHED WATER BUDGET CALCULATIONS TO BE APPROVED UNDER A FUTURE WATER USE PLAN. COORDINATE WITH NOTE 11 IN SECTION 5.1 OF THE CONCEPTUAL FUEL TREATMENT MAP AND THE CORRESPONDING WRITTEN GREENHILLS RANCH CONCEPTUAL FIRE PROTECTION PLAN PREPARED BY FIREWISE 2000, DATED 1.10.18.
- MAINTENANCE PRACTICES TO FOLLOW THE CONCEPTUAL FUEL TREATMENT MAP AND THE CORRESPONDING WRITTEN GREENHILLS RANCH CONCEPTUAL FIRE PROTECTION PLAN PREPARED BY FIREWISE 2000, DATED 1.10.18.
- TREES SHALL NOT BE PLANTED WITHIN A PUBLIC UTILITY EASEMENT UNLESS OTHERWISE APPROVED BY THE COUNTY. AVOID PLANTING TREES AND LARGE SHRUBS ABOVE OR NEAR SEWER LATERALS, WATER MAINS, METER BOXES AND OTHER UTILITIES.
- ALL OPEN SPACE AND BRUSH MANAGEMENT SHALL BE TREATED ACCORDING TO THE CONCEPTUAL FUEL TREATMENT MAP AND THE CORRESPONDING WRITTEN GREENHILLS RANCH CONCEPTUAL FIRE PROTECTION PLAN PREPARED BY FIREWISE 2000, DATED 1.10.18.
- PROJECT SHALL CONFORM WITH SECTION 1 (D 2) OF THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
- ALL PLANT PALETTES ASSOCIATED WITH ALL PROJECT LANDSCAPE PLANS SHALL BE REVIEWED BY THE PROJECT BIOLOGIST TO MINIMIZE THE EFFORTS THAT PROPOSED LANDSCAPE PLANTS COULD HAVE ON THE BIOLOGICAL RESOURCES OUTSIDE OF THE IMPACT FOOTPRINT DUE TO POTENTIAL NATURALIZATION OF LANDSCAPE PLANTS IN THE OPEN SPACE. LANDSCAPE PLANTS SHALL NOT INCLUDE INVASIVE PLANT SPECIES LISTED ON THE MOST RECENT VERSION OF THE CAL-IPC CALIFORNIA INVASIVE PLANT INVENTORY FOR THE PROJECT REGION. FINAL LANDSCAPE PLANS WILL INCLUDE A PLANT PALETTE COMPOSED OF NATIVE OR NON-NATIVE, NONINVASIVE SPECIES THAT DO NOT REQUIRE HIGH IRRIGATION RATES. SECTIONS OF FUEL MODIFICATION ZONE 2 ADJACENT TO PRESERVE OPEN SPACE SHALL INCLUDE ONLY FIRE-SAFE NATIVE PLANTS, SUCH AS THOSE DESCRIBED IN PAGE 4 OF COUNTY FORM PDS 199 AND APPENDIX H (LOW WATER USE AND IGNITION RESISTIVE PLANTS) OF THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
- ALL APPLICABLE FINAL LANDSCAPE PLANS SUBMITTED DURING ALL PHASES OF CONSTRUCTION SHALL INCLUDE A SIGNED LETTER FROM THE PROJECT BIOLOGIST CERTIFYING THAT THEY HAVE MONITORED ALL DEVELOPER INSTALLED PLANTING IN PRIVATE YARDS, COMMON AREAS, OPEN SPACE AREAS AND THAT NO INVASIVE SPECIES WERE PLANTED. THE NOTE SHALL ACKNOWLEDGE THE LETTER WILL BE CURRENT AND INCLUDED WITH EACH APPLICABLE CERTIFICATE OF COMPLETION FOR ALL FINAL LANDSCAPE PLANS.

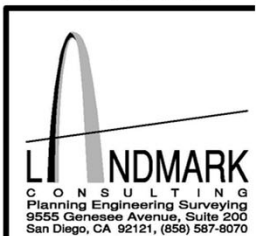
SHEET TITLE PROJECT	DATE: 02/16/2016		REVISIONS			DATE	APP'D
	SCALE: NA						
	DRAWN: KP/MS						
	CHECKED:						
LANDSCAPE LEGEND & NOTES		05.24.2021, COUNTY COMMENTS					
GREENHILLS RANCH PHASE 2 COUNTY OF SAN DIEGO, CA							
SHEET		4					
OF 4 SHEETS							



KEYNOTES

- ① PHOTO SIM. FROM VECINIO DEL ESTE AND ADLAI RD.
- ② PHOTO SIM. FROM END OF ADLAI RD.
- ③ PHOTO SIM. FROM END OF SOHAIL STREET.

PREPARED BY:

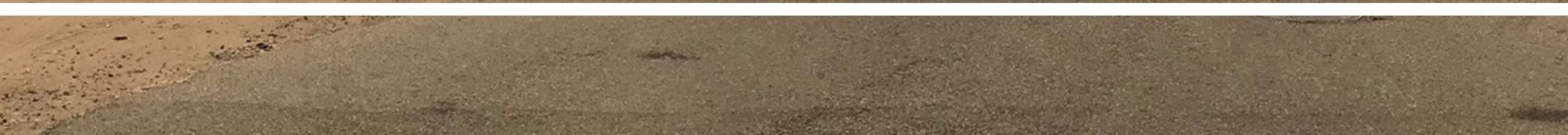


GREENHILLS RANCH

PHOTO SHOTS KEYMAP



Vantage Point 1
Before





Vantage Point 1
After





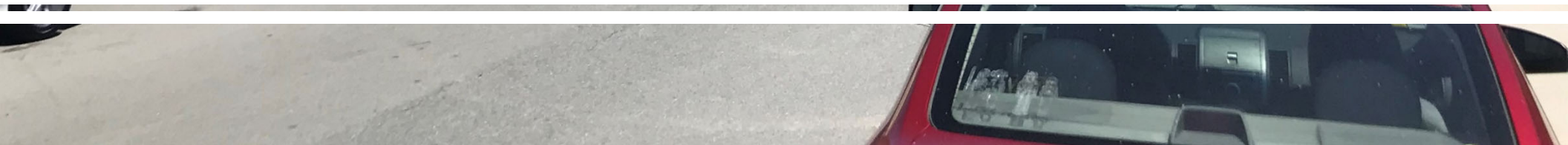
Vantage Point 2
Before

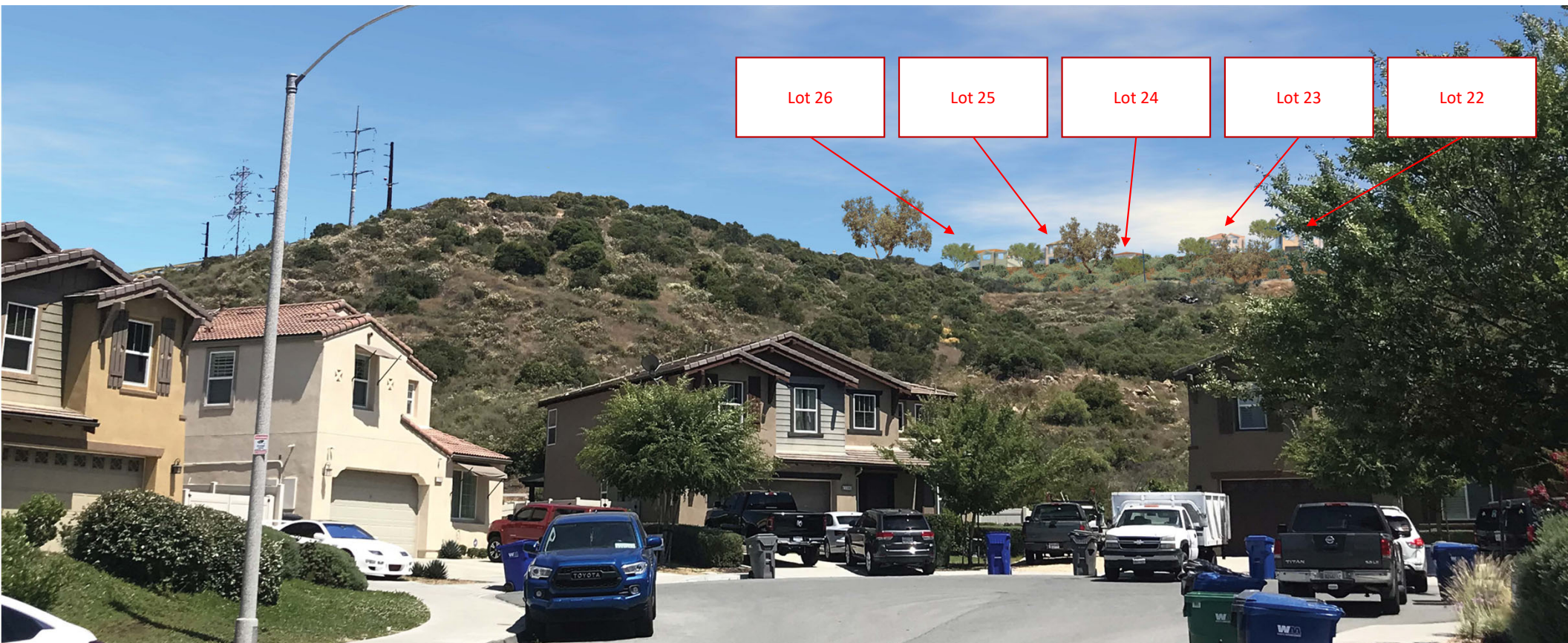


Vantage Point 2
After



Vantage Point 3
Before





Vantage Point 3
After

