

COUNTY OF SAN DIEGO OPEN SPACE REQUIREMENTS:

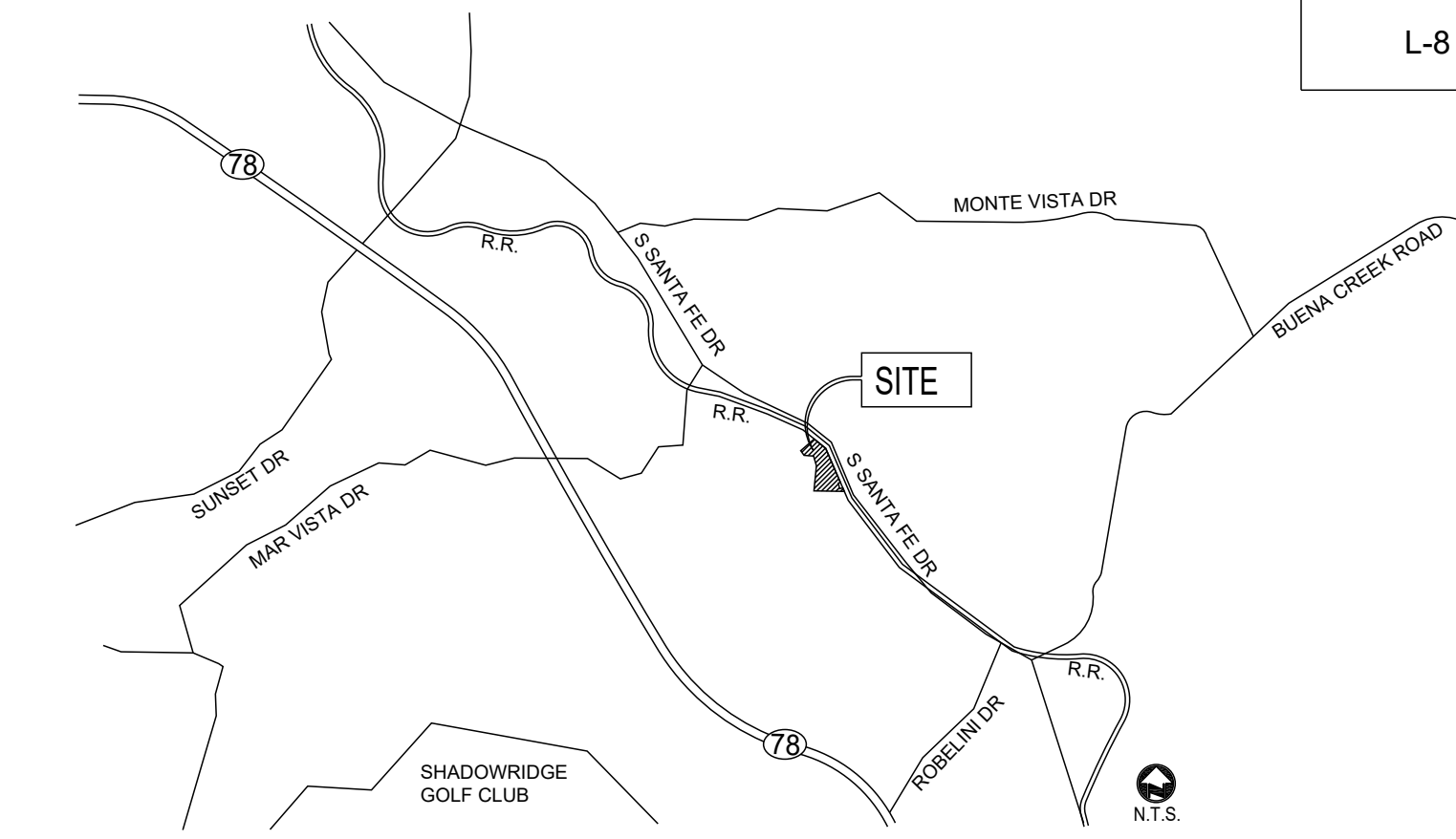
OVERALL SITE: 232,193 S.F.

MINIMUM PRIVATE USABLE OPEN SPACE.
 REQUIRED AMOUNT: 400 S.F./UNIT
 = 400 S.F. x 37 UNITS
 = **14,800 S.F. REQUIRED**
16,914 S.F. PROVIDED

MINIMUM CONSERVATION / GROUP OPEN SPACE.
 REQUIRED AMOUNT: 25% OF OVERALL SITE
 = 0.25 x 232,193 S.F.
 = **58,048 S.F. REQUIRED**
 CONSERVATION OPEN SPACE: 51,833 S.F.
 GROUP OPEN SPACE: 9,491 S.F.
61,324 S.F. PROVIDED
 (3,276 S.F. OVER)

| Sheet List Table | |
|------------------|------------------------------------|
| Sheet Number | Sheet Title |
| L-1 | OVERALL LANDSCAPE PLAN |
| L-2 | PARK AND PARKLET ENLARGEMENT PLANS |
| L-3 | PRELIMINARY PLANTING PALETTES |
| L-4 | CONCEPT PLANTING PLAN |
| L-5 | CONCEPT PLANTING PLAN |
| L-6 | CONCEPT PLANTING PLAN |
| L-7 | WATER CONSERVATION PLAN |
| L-8 | CONCEPTUAL WALL AND FENCE PLAN |

VICINITY MAP



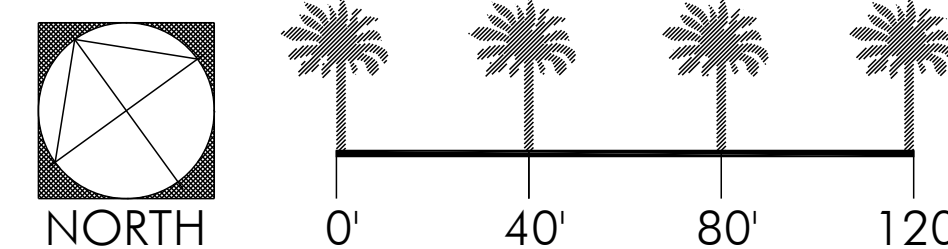
CONCEPT STATEMENT

LANDSCAPE CONCEPT:
 This landscape will consist of climate adaptive and appropriate low and medium water use planting categories as described by the WUCOLS system. Plant material has been chosen to provide site wide coverage, slope stabilization, parking lot shade and accentuate entries to the site. Maintenance and longevity of the plant material has been taken into consideration. Root panels and barriers will be provided on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to current County of San Diego landscape guidelines.

IRRIGATION CONCEPT:
 The irrigation design will incorporate the latest in smart irrigation technologies. All new planter areas will include drip line. All planters will use drip line with an irrigation efficiency of .81. Slopes will use rotors with an irrigation efficiency of .75. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current County of San Diego guidelines.

SEE SHEET L-3 FOR PRELIMINARY PLANTING PALETTES

VISTA HANNALEI II
 OVERALL LANDSCAPE PLAN

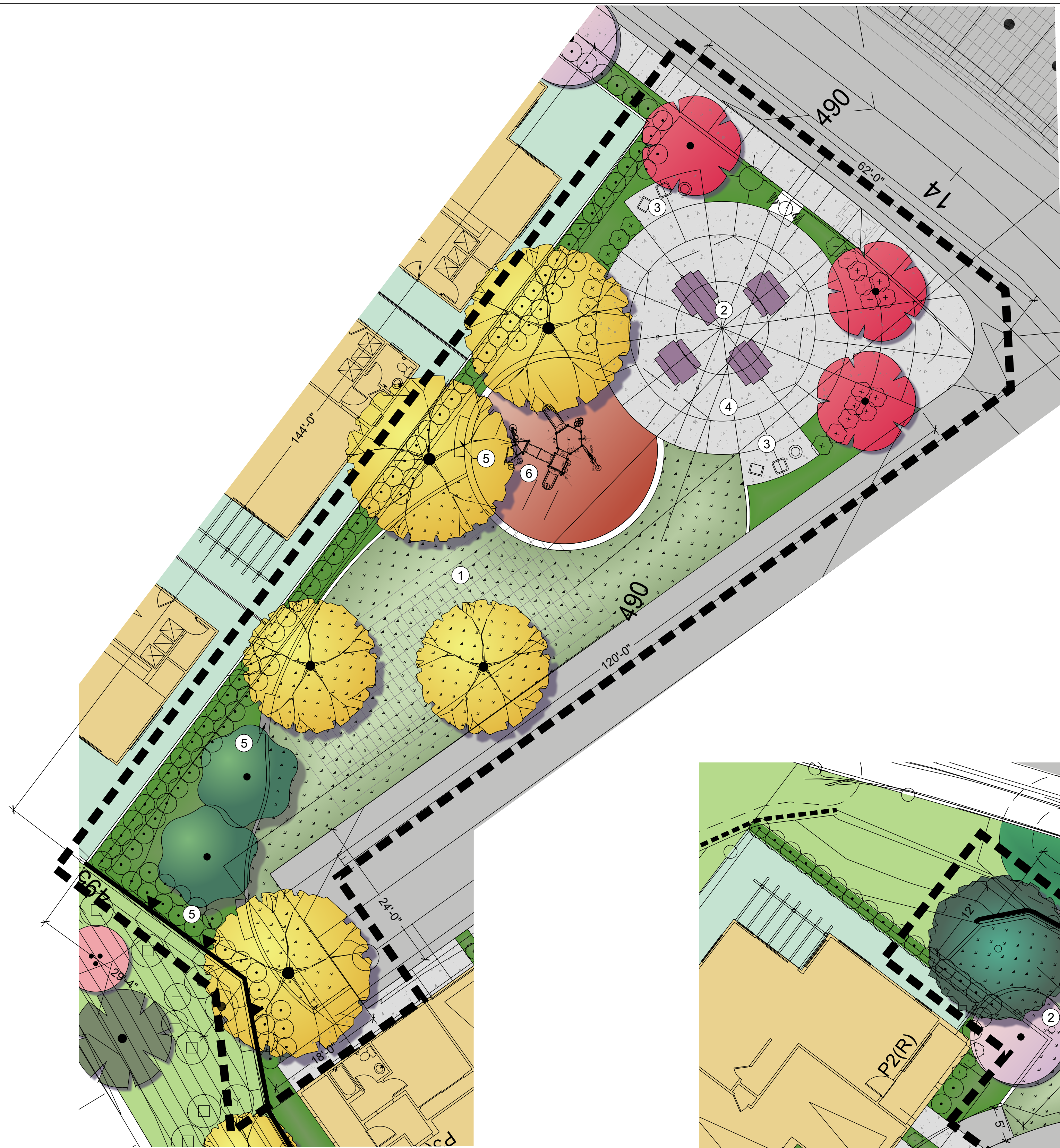


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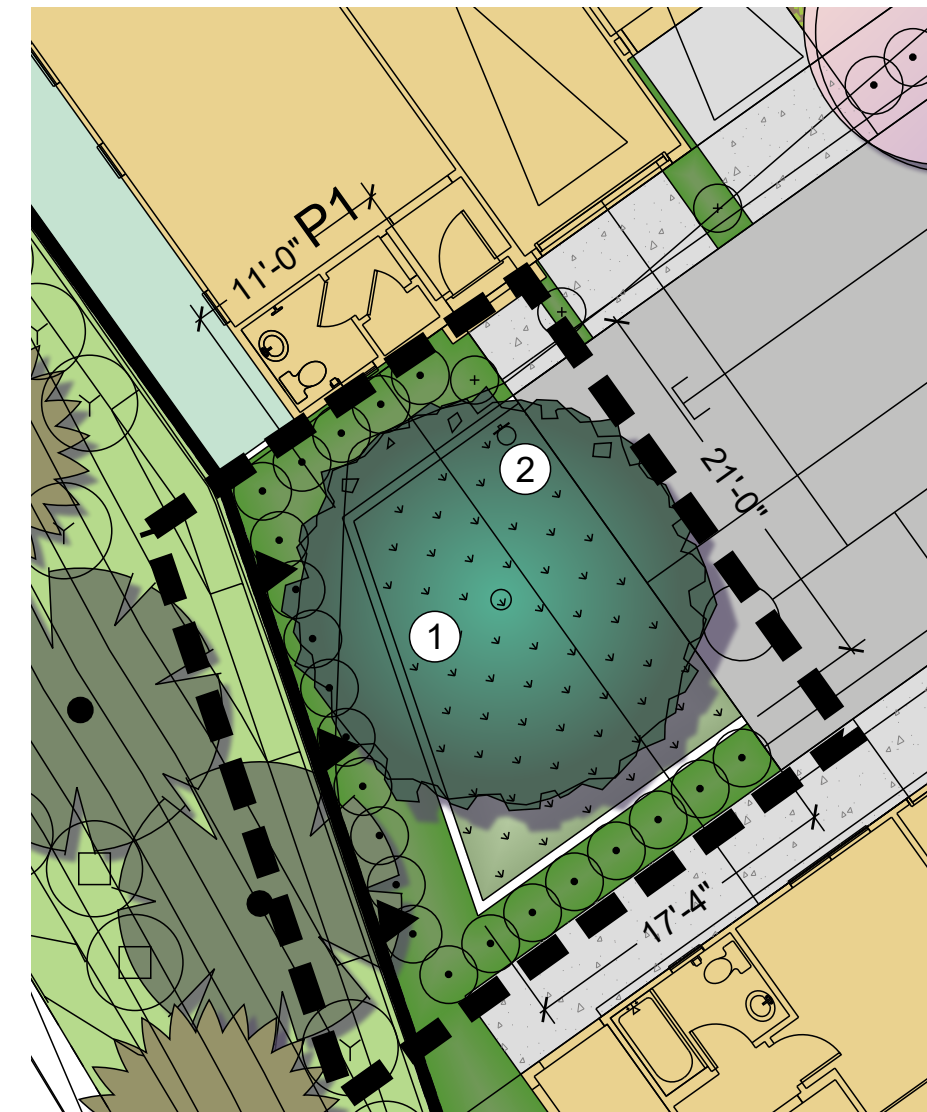
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- L-1**
- REVISION 14: _____
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 SHEET 1 OF 8



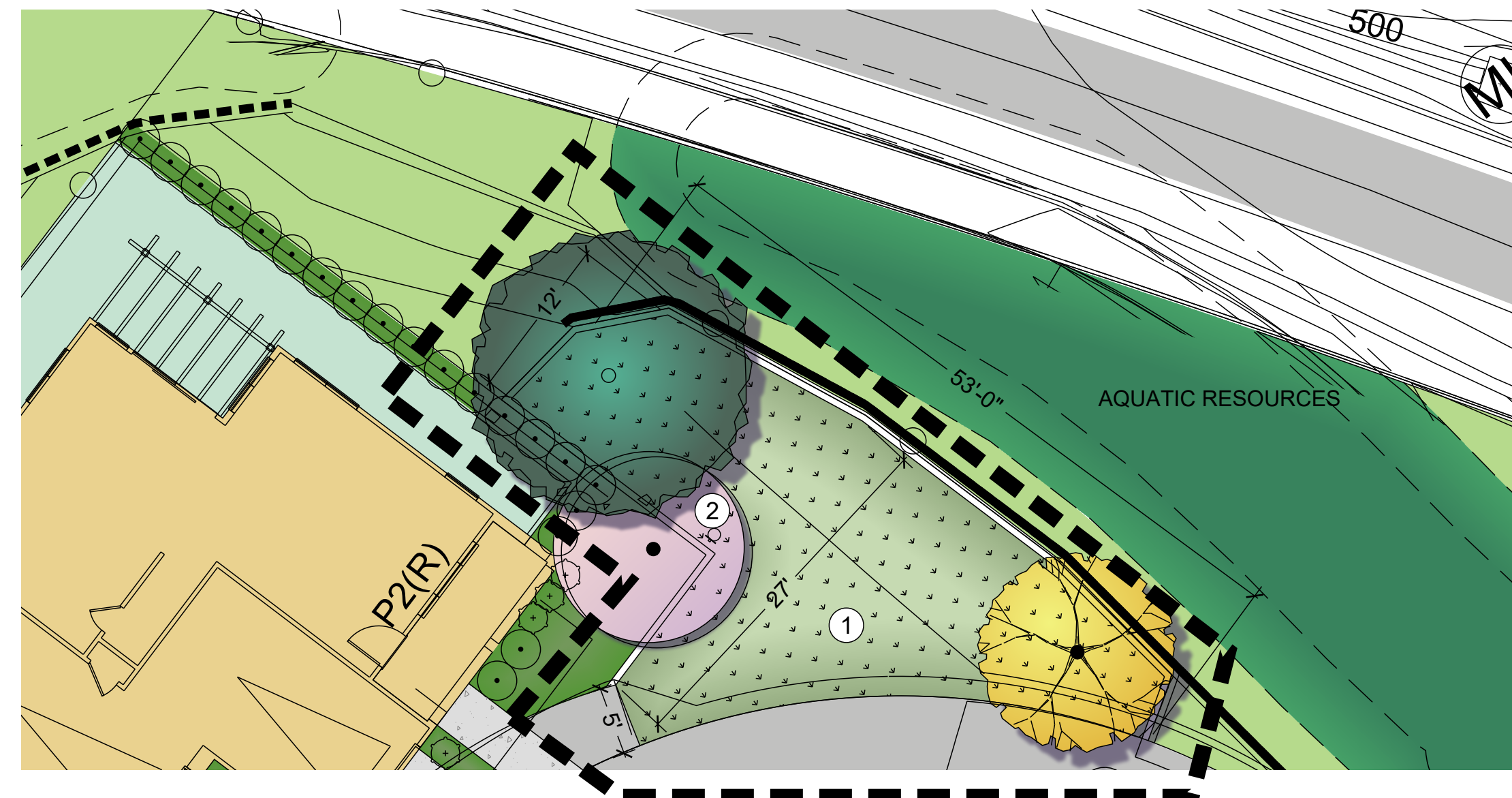
PARK 'A' ENLARGEMENT LEGEND

1. TURF
2. PICNIC TABLES - 4 TOTAL, 1 ADA ACCESSIBLE
3. BBQ AREA
4. SHADE STRUCTURE
5. BLOCK SEAT WALL
6. PLAY STRUCTURE WITH RUBBER SURFACING



PARKLET 'C' ENLARGEMENT LEGEND

1. TURF
2. DOG BAG DISPENSER



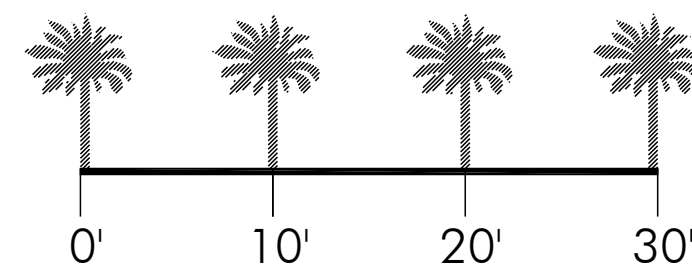
PARKLET 'B' ENLARGEMENT LEGEND

1. TURF
2. DOG BAG DISPENSER

PLANT SCHEDULE PARKS

| TREES | BOTANICAL / COMMON NAME | SIZE | WUCOLS |
|-------------|--|------------------|--------|
| | LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' TUSCARORA CRAPE MYRTLE | 24"BOX | M |
| | LAGERSTROEMIA INDICA 'NEAR EAST' CRAPE MYRTLE | 24"BOX | M |
| | MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA | 24"BOX | M |
| | PLATANUS RACEMOSA CALIFORNIA SYCAMORE | 24"BOX | M |
| | PLATANUS RACEMOSA CALIFORNIA SYCAMORE | 36"BOX | M |
| | QUERCUS DOUGLASII BLUE OAK | 36"BOX | L |
| SLOPE | BOTANICAL / COMMON NAME | SIZE | WUCOLS |
| | PINUS TORREYANA TORREY PINE | 15 GAL | L |
| | QUERCUS AGRIFOLIA COAST LIVE OAK | 15 GAL | L |
| SHRUBS | BOTANICAL / COMMON NAME | SIZE | WUCOLS |
| | LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET | 5 GAL | M |
| | ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE | 5 GAL | M |
| VINES | BOTANICAL / COMMON NAME | SIZE | WUCOLS |
| | FICUS PUMILA CREEPING FIG | 1 GAL @ 15" O.C. | M |
| SHRUB AREAS | BOTANICAL / COMMON NAME | SIZE | WUCOLS |
| | BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' GREEN BEAUTY JAPANESE BOXWOOD | 5 GAL @ 30" O.C. | M |
| | DIANELLA TASMANICA 'SILVER STREAK' SILVER STREAK FLAX LILY | 1 GAL @ 18" O.C. | M |
| | PHORMIUM X 'RAINBOW QUEEN' RAINBOW QUEEN NEW ZEALAND FLAX | 5 GAL @ 30" O.C. | M |
| | ROSA X 'NOAMEL' FLOWER CARPET APPLEBLOSSOM GROUNDCOVER ROSE | 1 GAL @ 24" O.C. | M |
| TURF | BOTANICAL / COMMON NAME | SIZE | WUCOLS |
| | PASPALUM VAGINATUM SEASHORE PASPALUM | SOD | M |

VISTA HANNALEI II
PARK AND PARKLET ENLARGEMENT PLANS



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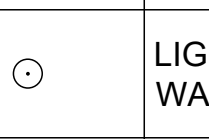
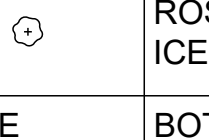
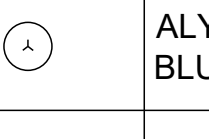
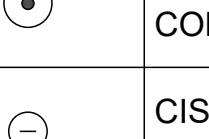
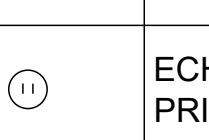
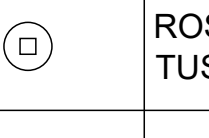
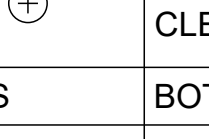


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SHEET 2 OF 8

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| PLANT SCHEDULE OVERALL | | | | |
|---|---|--------|--------|-----|
| TREES | BOTANICAL / COMMON NAME | SIZE | WUCOLS | QTY |
|  | LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' TUSCARORA CRAPE MYRTLE | 24"BOX | M | 4 |
|  | LAGERSTROEMIA INDICA 'NEAR EAST' CRAPE MYRTLE | 24"BOX | M | 23 |
|  | MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA | 24"BOX | M | 3 |
|  | PLATANUS RACEMOSA CALIFORNIA SYCAMORE | 24"BOX | M | 2 |
|  | PLATANUS RACEMOSA CALIFORNIA SYCAMORE | 36"BOX | M | 4 |
|  | QUERCUS DOUGLASII BLUE OAK | 36"BOX | L | 22 |
| SLOPE | BOTANICAL / COMMON NAME | SIZE | WUCOLS | QTY |
|  | CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK | 5 GAL | L | 8 |
|  | PINUS TORREYANA TORREY PINE | 15 GAL | L | 12 |
|  | QUERCUS AGRIFOLIA COAST LIVE OAK | 15 GAL | L | 12 |
| UPRIGHT ACCENT | BOTANICAL / COMMON NAME | SIZE | WUCOLS | QTY |
|  | PODOCARPUS ELONGATUS 'MONMAL' TM ICEE BLUE YELLOW WOOD | 15 GAL | M | 37 |
|  | PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PODOCARPUS | 15 GAL | M | 36 |
|  | PRUNUS CAROLINIANA 'MONUS' TM BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY | 15 GAL | M | 38 |

| SHRUBS | BOTANICAL / COMMON NAME | SIZE | WUCOLS | QTY |
|---|--|------------------|--------|-----|
|  | LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET | 5 GAL | M | 899 |
|  | ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE | 5 GAL | M | 22 |
| SLOPE | BOTANICAL / COMMON NAME | SIZE | WUCOLS | QTY |
|  | ALYOGYNE HUEGELII BLUE HIBISCUS | 5 GAL | L | 78 |
|  | CEANOTHUS X 'CONCHA' CONCHA WILD LILAC | 5 GAL | L | 22 |
|  | CISTUS X PURPUREUS ORCHID ROCKROSE | 1 GAL | L | 51 |
|  | ECHIUM CANDICANS PRIDE OF MADEIRA | 1 GAL | L | 25 |
|  | ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY | 1 GAL | L | 26 |
|  | SALVIA CLEVELANDII CLEVELAND SAGE | 1 GAL | L | 10 |
| VINES | BOTANICAL / COMMON NAME | SIZE | WUCOLS | QTY |
|  | FICUS PUMILA CREEPING FIG | 1 GAL @ 15' O.C. | M | 19 |

COUNTY OF SAN DIEGO LANDSCAPE REQUIREMENTS:

- ALL SLOPES GREATER THAN 4:1 SHALL RECEIVE SC 150 STRAW MAT, MANUFACTURED BY NORTH AMERICAN GREEN (1-800-473-1965) OR CITY APPROVED EQUAL.
 - MULCH APPLIED TO A DEPTH OF AT LEAST 3" TO ALL AREAS OF BARE SOIL EXCEPT IN AREAS WHERE MULCH IS CONTRAINDICATED. MULCH USED WITHIN STORM WATER QUALITY CONTROL BASINS IS SHREDDED HARDWOOD (NON-FLOATING) TO AVOID CLOGGING OVERFLOW STRUCTURES.
 - ROOT BARRIER IS PROVIDED FOR ALL TREES WITHIN 5 FEET OF HARDSCAPE.
 - PLANTINGS ADJACENT TO OPEN SPACE LOTS DO NOT CONTAIN ANY NON-NATIVE, INVASIVE, OR FIRE PRONE PLANTS.
 - EROSION CONTROL PLANTING IS PROVIDED FOR ALL SLOPES OVER 3 FEET IN VERTICAL HEIGHT AND ADDITIONAL PLANTING (AS PER SECTION 87.417 OF THE GRADING ORDINANCE) IS PROVIDED FOR SLOPES OVER 15 FEET IN VERTICAL HEIGHT.
- ALL VEGETATED STRUCTURAL BMPS, AS PER THE APPLICABLE SECTIONS OF THE APPROVED STORM WATER QUALITY MANAGEMENT PLAN (SWQMP), ARE SHOWN ON THE LANDSCAPE DESIGN PLAN IN COMPLIANCE WITH SECTIONS 67.801 ET. SEQ. OF THE WATERSHED PROTECTION, STORM WATER MANAGEMENT, AND DISCHARGE CONTROL ORDINANCE AND ALL THE APPLICABLE FACT SHEETS WITHIN THE COUNTY'S BMP DESIGN MANUAL.
- IF VEGETATION STABILIZATION (PLANTING OR HYDROSEEDING) IS PROPOSED FOR EROSION CONTROL MAY BE INSTALLED BETWEEN MAY 1ST AND AUGUST 15TH. SLOPE IRRIGATION IS IN PLACE AND NEEDS TO BE OPERABLE FOR SLOPES >3 FEET. VEGETATION MUST BE WATERED AND ESTABLISHED PRIOR TO OCTOBER 1ST. THE OWNER MUST IMPLEMENT A CONTINGENCY PHYSICAL BMP BY AUGUST 15TH IF VEGETATION ESTABLISHMENT DOES NOT OCCUR BY THAT DATE. IF LANDSCAPING IS PROPOSED, EROSION CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. ESTABLISHED VEGETATION MUST HAVE A SUBSURFACE MAT OF INTERTWINED MATURE ROOTS WITH A UNIFORM VEGETATIVE COVERAGE OF 70 PERCENT OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS.
- PLAN SHOWS LOCATION OF TWO TREES FOR EACH SINGLE FAMILY LOT FOR COMPLIANCE WITH SECTION 86.709(B)(10).
 - SINGLE FAMILY RESIDENTIAL PLANS ARE COMPLIANT WITH SECTION 1.D (2) AND THE TREE PLANTING GUIDELINES WITHIN SECTION 5 OF THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.

L-3

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VISTA HANNALEI II
 PRELIMINARY PLANTING PALETTES



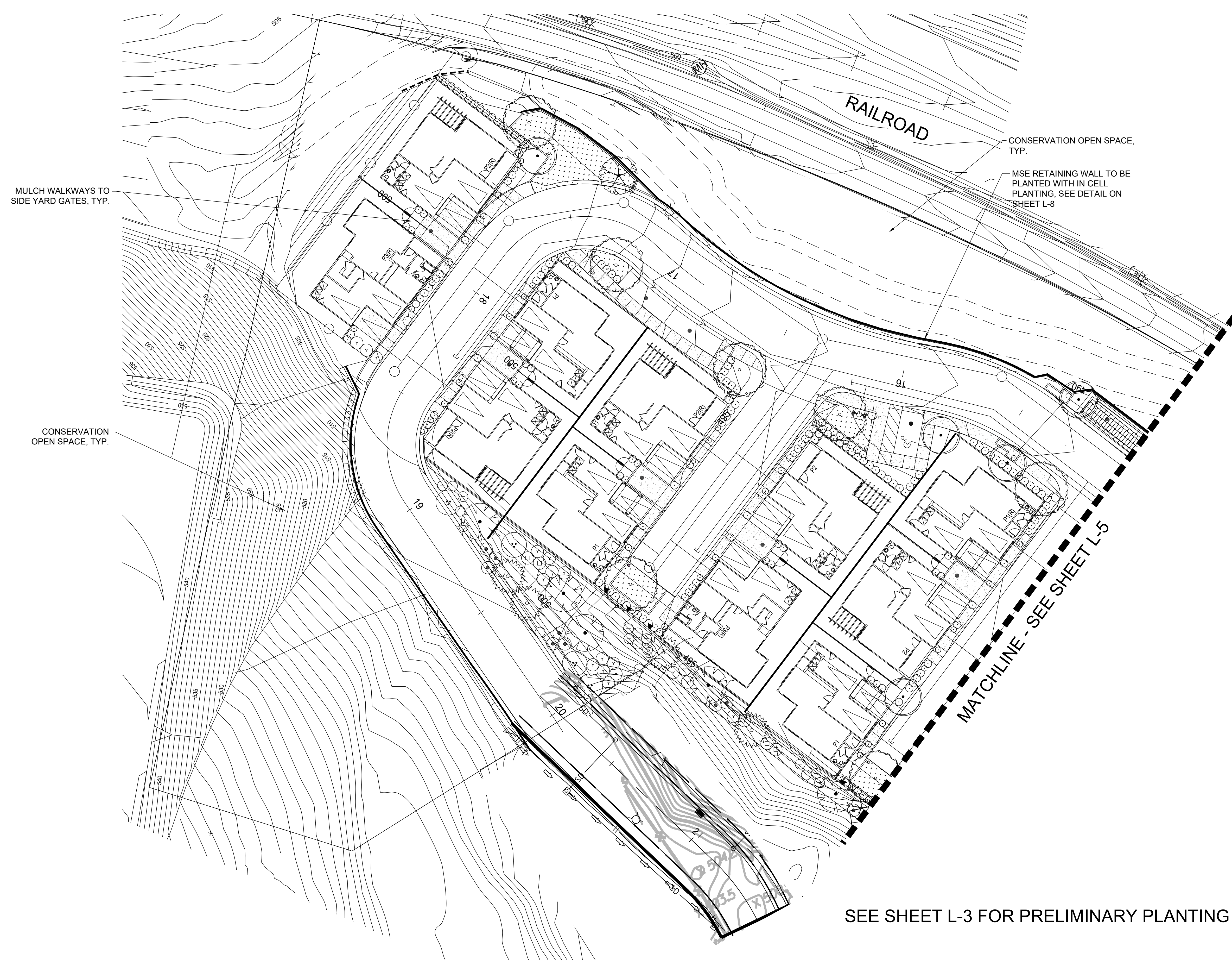
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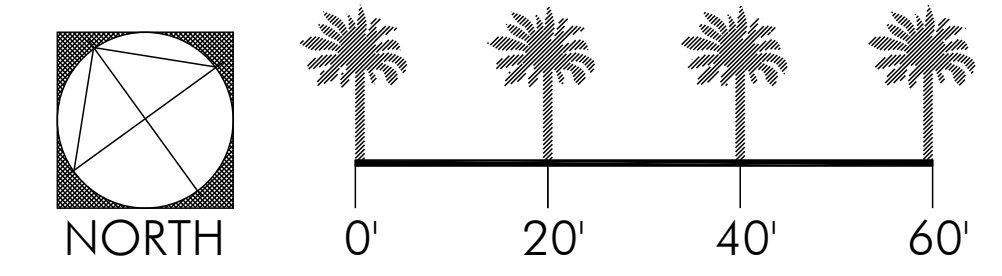
CONCEPT PLANTING PLAN



L-4

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SEE SHEET L-3 FOR PRELIMINARY PLANTING PALETTES



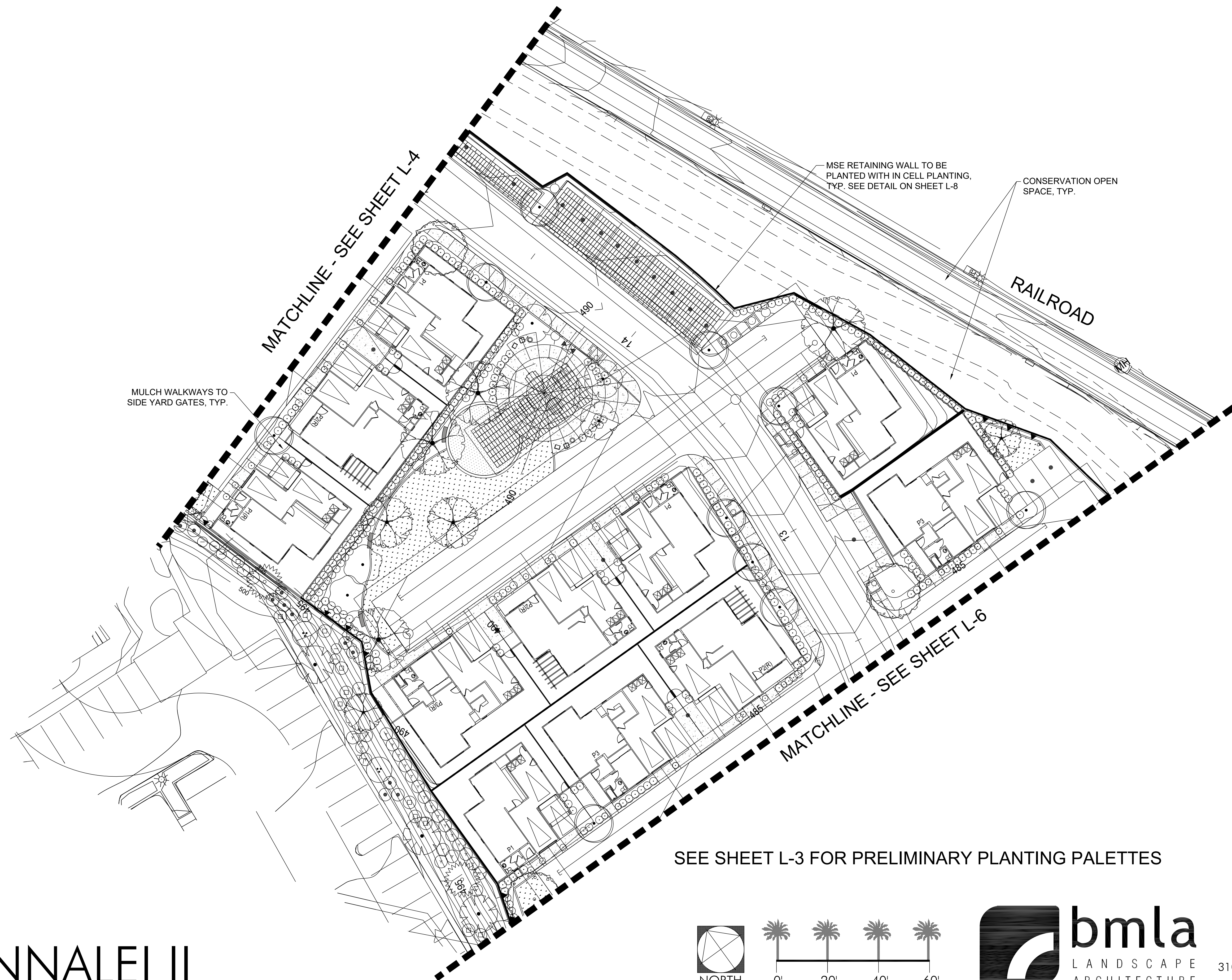
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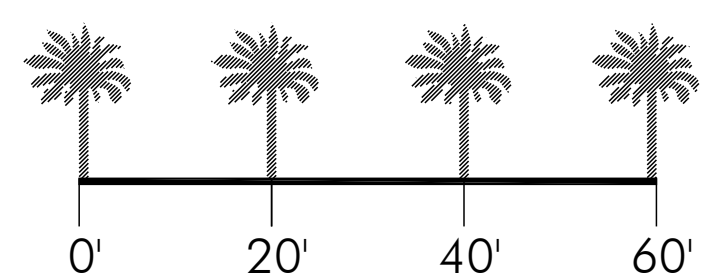
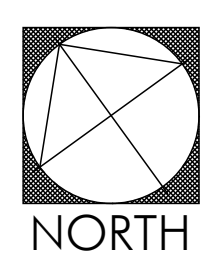
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VISTA HANNALEI II

CONCEPT PLANTING PLAN



SEE SHEET L-3 FOR PRELIMINARY PLANTING PALETTES



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MATCHLINE - SEE SHEET L-5

MSE RETAINING WALL TO BE PLANTED WITH IN CELL PLANTING, TYP. SEE DETAIL ON SHEET L-8

RAILROAD

EXISTING UTILITY, NOT A PART

CONSERVATION OPEN SPACE, TYP.

HANNALEI DRIVE

MULCH WALKWAYS TO SIDE YARD GATES, TYP.

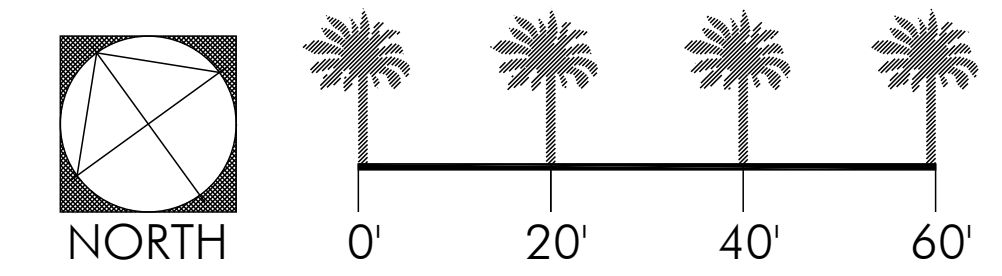
SEE SHEET L-3 FOR PRELIMINARY PLANTING PALETTES

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VISTA HANNALEI II

CONCEPT PLANTING PLAN



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County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET
Continued
REFERENCE EVAPOTRANSPIRATION (ETo) 51.1

| Hydrozone # / Planting Description (a) | Plant Factor (PF) | Irrigation Method (b) | Irrigation Efficiency (IE) (c) | ETAF (PF/IE) | Landscape Area In Square Feet | ETAF x Area | Estimated Total Water Use (ETWU) (d) |
|---|-------------------|-----------------------|--------------------------------|--------------|-------------------------------|-------------|--------------------------------------|
| Regular Landscape Areas | | | | | | | |
| # Low Water Use Shrub | 0.3 | Drip | 0.9 | 0.33 | 16,368 | 5,456 | 172,857 |
| # Moderate Water Use Shrub | 0.5 | Drip | 0.9 | 0.56 | 13,168 | 7,316 | 231,771 |
| # Low Water Use Trees | 0.3 | Bubbler | 0.85 | 0.35 | 432 | 152 | 4,831 |
| # Moderate Water Use Trees | 0.5 | Bubbler | 0.85 | 0.59 | 288 | 169 | 5,367 |
| # | | | | | | | |
| # | | | | | | | |
| # | | | | | | | |
| # | | | | | | | |
| # | | | | | | | |
| # | | | | | | | |
| # | | | | | | | |
| Totals (A) | | | | | 30,256 (B) | 13,093 | 414,826 |
| Special Landscape Areas | | | | | | | |
| # Turf | | | | 1.0 | 4,334 | 4,334 | 137,310 |
| # | | | | 1.0 | | | |
| # | | | | 1.0 | | | |
| # | | | | 1.0 | | | |
| Totals (C) | | | | | 4,334 (D) | 4,334 | 137,310 |
| Estimated Total Water Use (ETWU) Total | | | | | | | 552,136 |
| Maximum Water Allowance (MAWA) (e) | | | | | | | 664,524 |
| Irrigation Efficiency (IE) Average** | | | | | | | 0.87 |

**Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).
ETAF CALCULATIONS
 Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. Provide Totals based on information calculated in Worksheet above.

| Regular Landscape Areas | | Totals | All Landscape Areas | | Totals |
|-------------------------|-------------|--------|---------------------|-----------------|--------|
| Total ETAF x Area | (B) = | 13,093 | Total ETAF x Area | (B+D) = | 17,427 |
| Total Area | (A) = | 30,256 | Total Area | (A+C) = | 34,590 |
| Average ETAF | (B) ÷ (A) = | 0.43 | Site wide ETAF | (B+D) ÷ (A+C) = | 0.50 |

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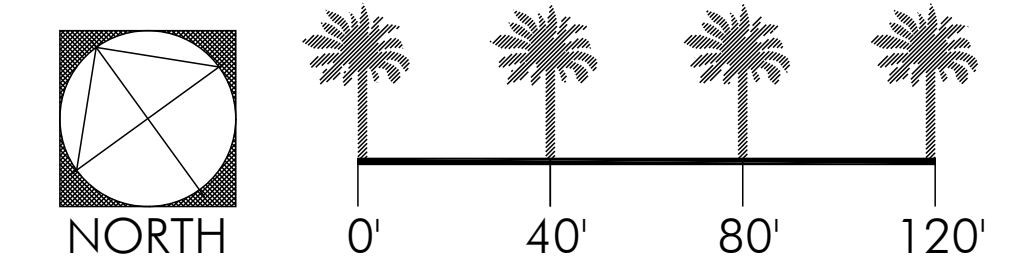
- PROJECT HYDROZONES**
- 1 - LOW WATER USE SHRUBS
 - 2 - MODERATE WATER USE SHRUBS
 - 3 - LOW WATER USE TREES
 - 4 - MODERATE WATER USE TREES
 - 5 - SLA TURF

L-7

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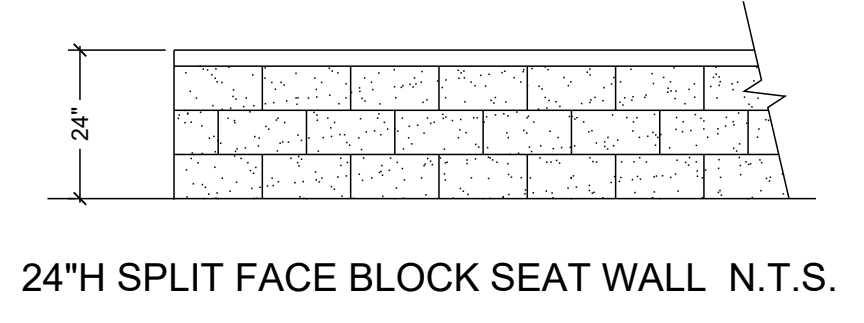
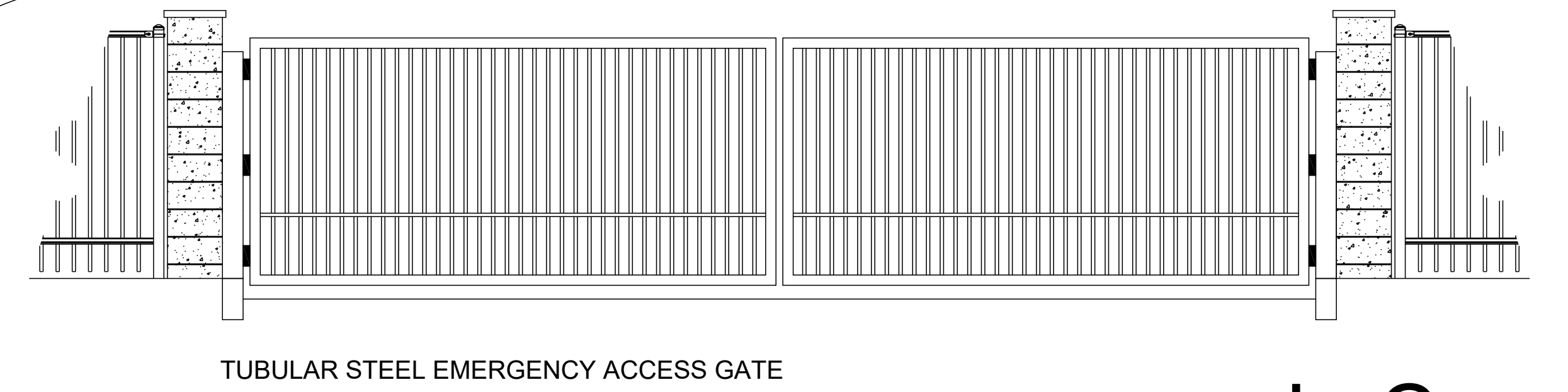
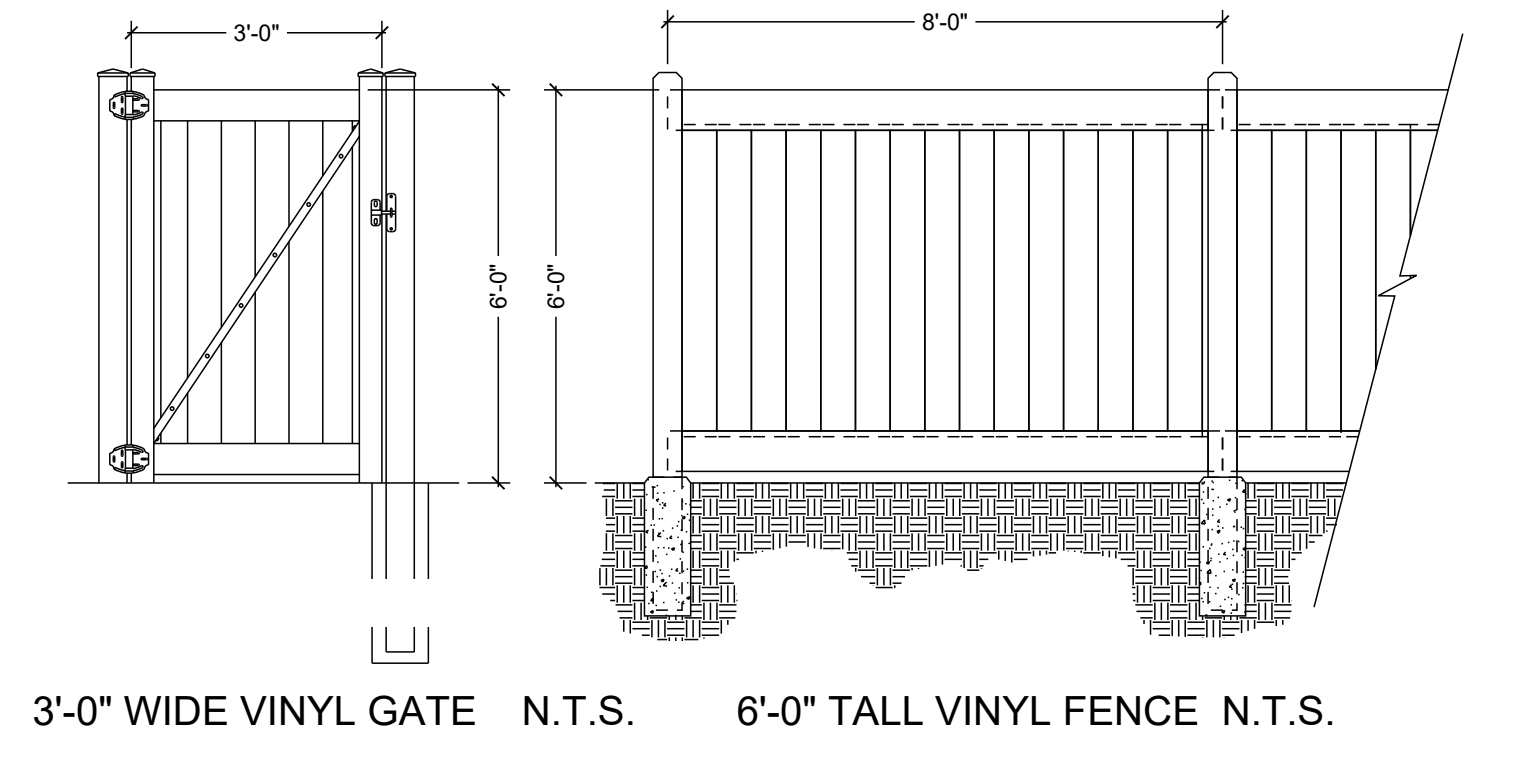
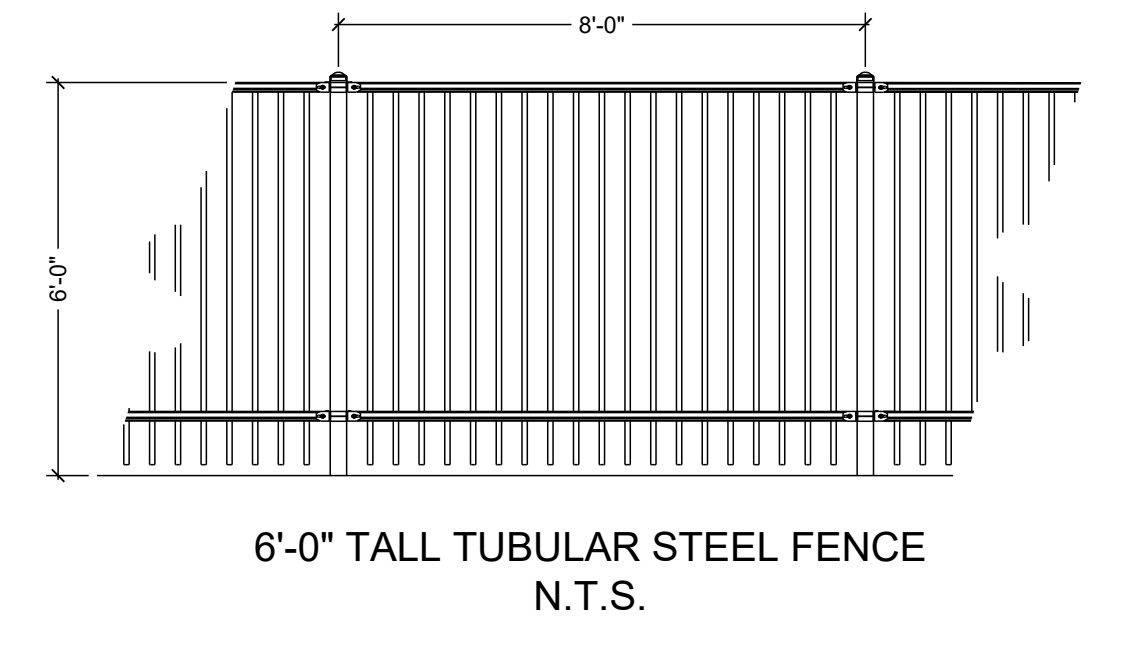
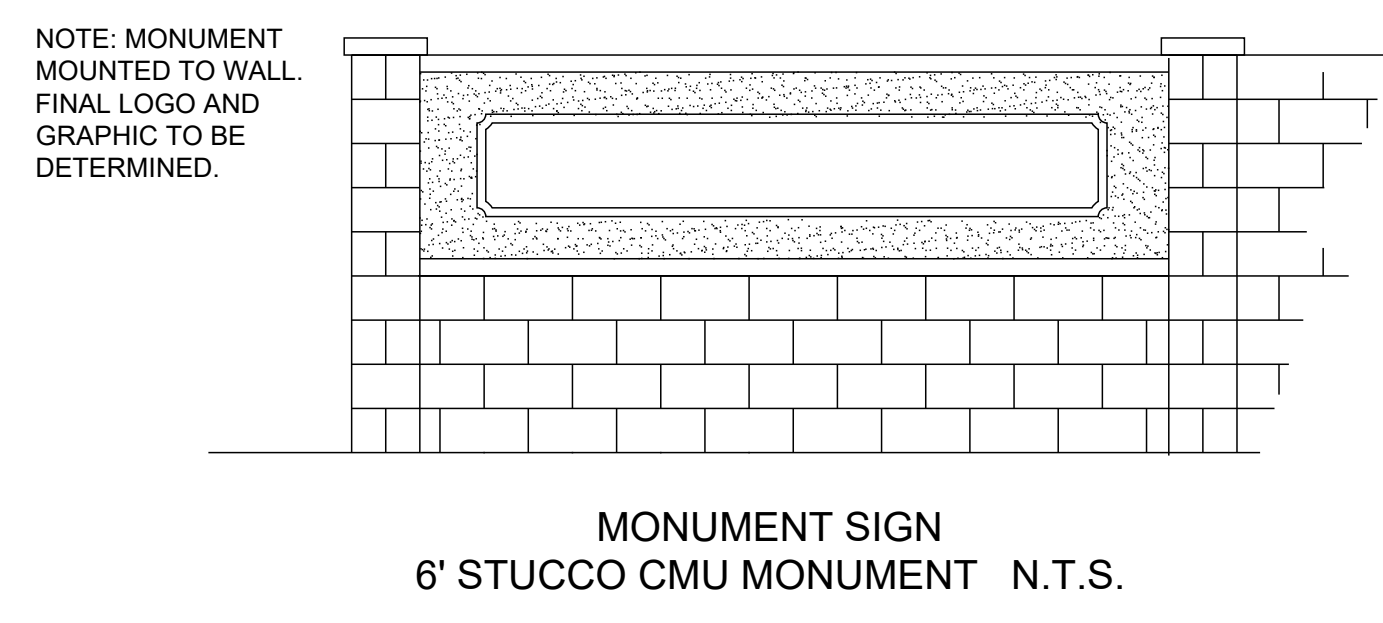
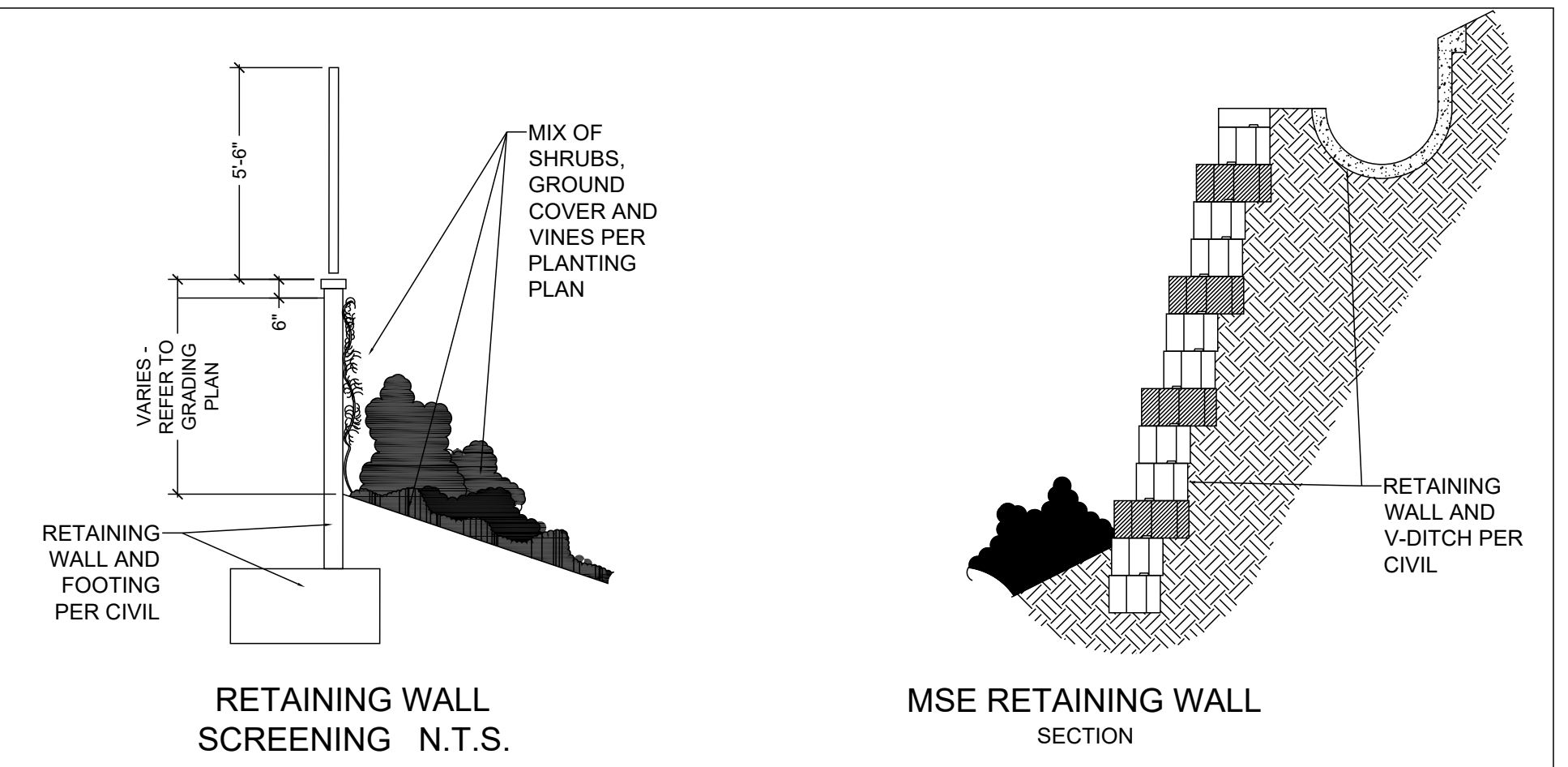
VISTA HANNALEI II
 WATER CONSERVATION PLAN



310 NORTH JOY STREET | CORONA, CA 92879
 T: 951.737.1124 | F: 951.737.6551

PRELIMINARY
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NAME _____ DATE _____

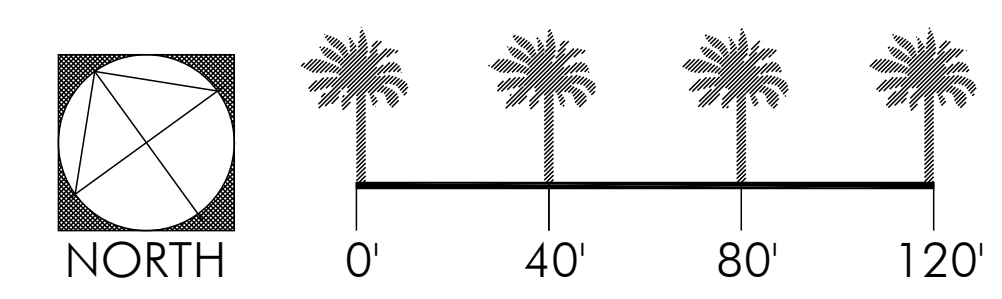


- LEGEND**
- 6' STUCCO CMU MONUMENT
 - 6' VINYL W/VINYL GATE ON GARAGE SIDE
 - 24" SPLIT FACE BLOCK WALL
 - 6' TUBE STEEL FENCE
 - CMU RETAINING WALL PER CIVIL
 - 6'-6" H 16" SQ. SPLIT FACE PILASTER
 - 6' TUBE STEEL FENCE ON RETAINING WALL
 - MSE RETAINING WALL
 - TUBULAR STEEL EVA CRASH GATE

NOTE: ALL WALLS, BENCHES, LIGHT POLES, SIGNS ETC. TO RECEIVE GRAFFITI-RESISTANT PAINT OR ANTI-GRAFFITI COATINGS. LOCATE COMMON MAILBOXES IN WELL LIT, SECURE AREA. LIGHT FIXTURES SHOULD BE VANDAL RESISTANT, IF ACCESSIBLE, OR BE NOT LESS THAN EIGHT (8) FEET IN HEIGHT FROM GROUND LEVEL.

VISTA HANNALEI II

CONCEPTUAL WALL AND FENCE PLAN



310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

PRELIMINARY
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NAME _____ DATE _____

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| REVISION 14: | |
| REVISION 13: | |
| REVISION 12: | |
| REVISION 11: | |
| REVISION 10: | |
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| REVISION 6: | |
| REVISION 5: | |
| REVISION 4: | |
| REVISION 3: | |
| REVISION 2: | |
| REVISION 1: | |
| ORIGINAL DATE: | 10/05/2022 |
| SHEET | 8 OF 8 |