

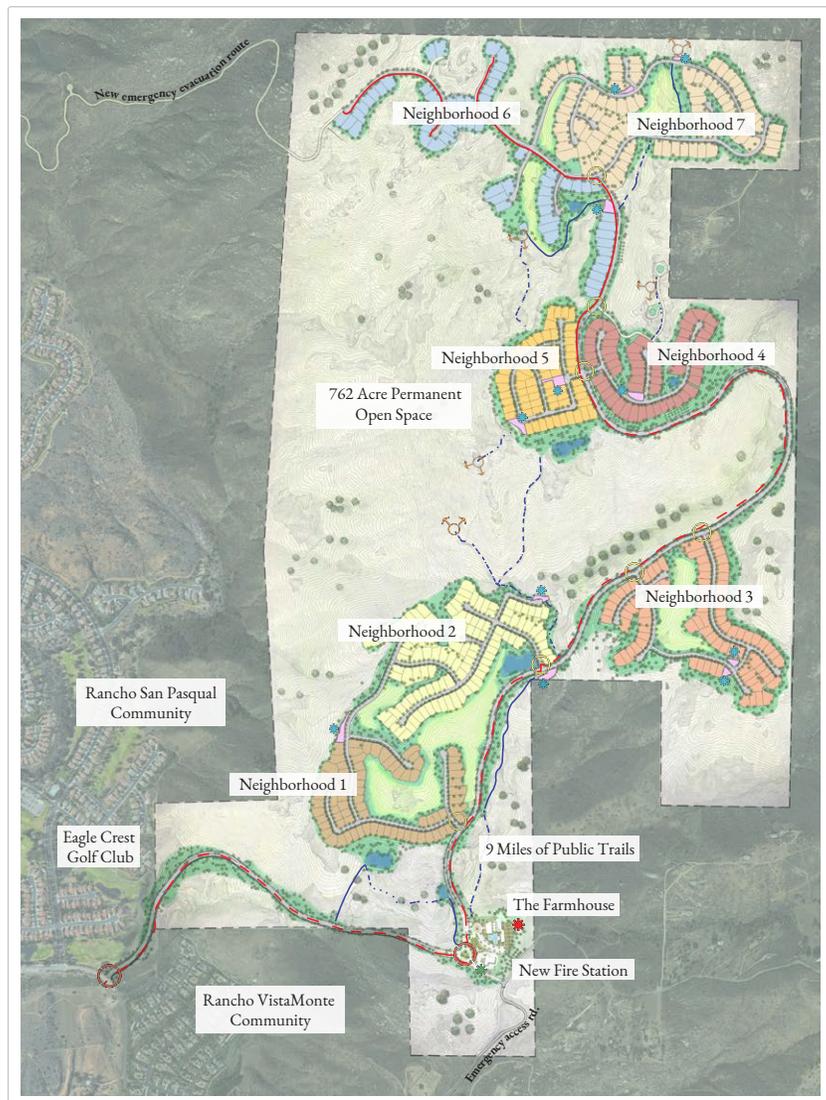


HARVEST HILLS

Overview

Nestled in the hills of San Pasqual Valley, Harvest Hills will be Escondido's first-ever carbon-neutral, net zero energy, agri-neighborhood. Harvest Hills honors the rich agricultural history of Escondido, while shaping the City's sustainable future. The planned housing community includes seven distinct neighborhoods of 550 estate homes, all surrounded by 762 acres of permanent open space.

Harvest Hills Site Plan



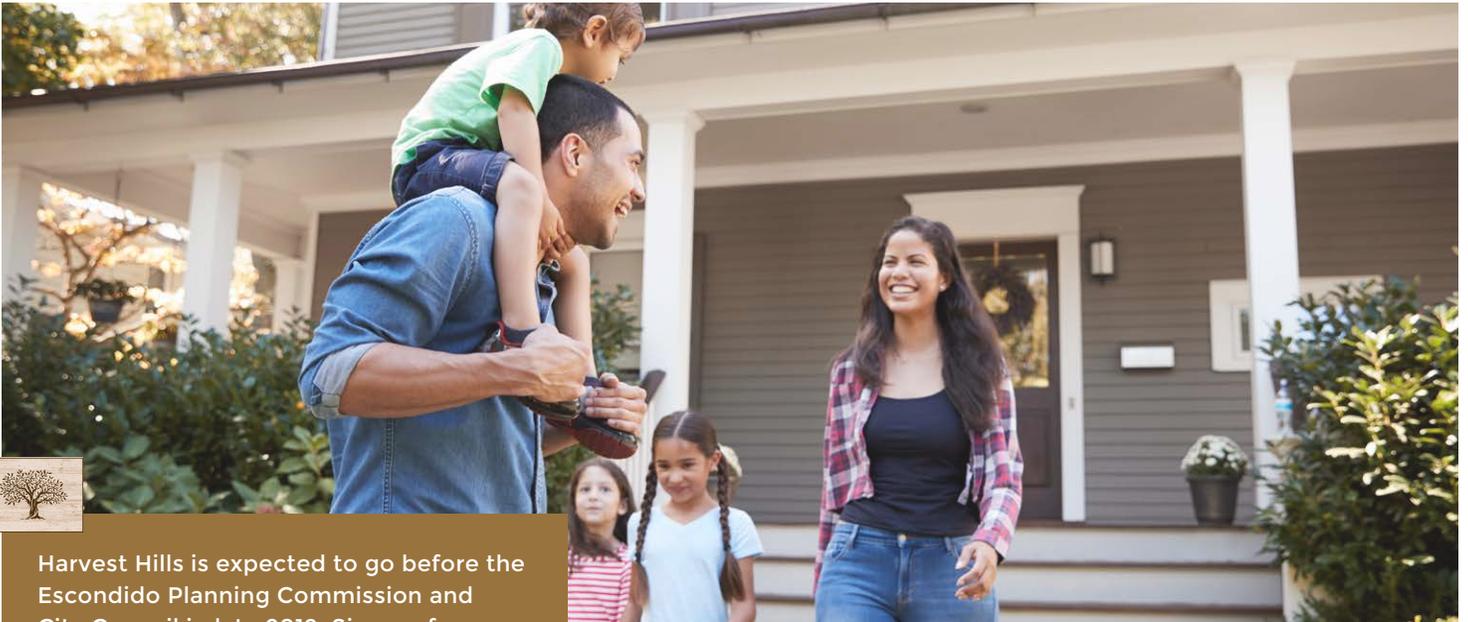
Agri-Neighborhood

Harvest Hills will be Escondido's first sustainable garden-to-table community. Each neighborhood will feature gardens and groves. *The Farmhouse* will serve as a community hub to meet neighbors, attend a farm-to-table dinner party, and enjoy recreational activities. Partnering with local farms and school programs, Harvest Hills neighbors will also be able to attend farming, cooking and gardening classes and trainings.

Net Zero Energy

Harvest Hills will create Escondido's first Net Zero Energy housing community. Harvest Hills will produce enough renewable energy onsite to meet the neighborhood demand. The community will achieve Net Zero Energy through extensive rooftop solar, installing advanced battery energy storage systems and featuring the latest energy efficient lighting, insulation, windows and appliances throughout the planned community.

Continued on the back



Harvest Hills is expected to go before the Escondido Planning Commission and City Council in late 2019. Sign up for more details on how to support at www.harvesthillsescondido.com

Carbon Neutral

Harvest Hills will help advance Escondido's new climate action goals as the City's first carbon neutral housing community and will offset all greenhouse gas (GHG) emissions. Electric vehicle (EV) charging stations will be installed in all homes and *The Farmhouse* to reach carbon neutrality. To encourage EV ownership, new homeowners will be able to participate in a first-of-its-kind ownership incentive program.

Community Benefit

Harvest Hills will deliver more than \$58 million in road, school and other of community benefits for Escondido residents. Harvest Hills will build, equip and provide funding for ongoing operations of a new onsite fire station as well as create a new northwestern emergency access road. Harvest Hills will also create nine miles of public trails and provide \$3 million to sustain the Eagle Crest Golf Club.

Sustainability

Harvest Hills will be a model housing community for preserving natural resources and utilizing sustainable design. The community will preserve 762 acres of the property as open space. Homes within Harvest Hills will conserve water in a significant way and include drought tolerant landscaping, recycled water irrigation systems, and laundry-to-landscape water recapture systems in addition to other sustainable design features. Harvest Hills will also extend the City of Escondido's reclaimed water infrastructure into the San Pasqual Valley.



Did You Know?

The new fire station at Harvest Hills will cut emergency response times for nearby neighborhoods and schools by more than half.

