

**NEWLAND SIERRA
SPECIFIC PLAN**

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1 INTRODUCTION

1.1 Purpose of the Specific Plan

California Government Code (S.65450) authorizes the County of San Diego to adopt Specific Plans. This Specific Plan provides the guidelines for preparation of the subdivision and improvement plans and determines permitted land uses, densities, maximum residential units, required public facilities and compliance with applicable County policies. It is anticipated that refinements such as final road and trail alignments, minor changes in Planning Area configuration will occur during the development of the Final Map and Site Plans. Such refinements, with approval of the Director of Planning & Development Services (PDS), will not require amendments to this Specific Plan provided the number of residential dwelling units is not exceeded and the overall character of the Community is maintained.

1.2 Project Description

The Newland Sierra Project (also referred herein as “Community” or “Project”) proposes the development of a 1,985-acre mixed-use community within the unincorporated area of San Diego County designed in accordance with the County of San Diego General Plan Community Development Model. The majority of the Community is within the Twin Oaks Valley Community of the North County Metropolitan Subregional Plan area, and a portion is within the Bonsall Community Planning area (refer to Chapter 1.5, Land Use Regulations). The proposed Specific Plan includes a residential component consisting of 2,135 dwelling units, which equates to an overall density of 1.08 dwelling units per acre (du/ac) over the entire 1,985 acres. The Community Development Model has influenced the design and pattern of the seven neighborhoods (also referred to as planning areas for planning purposes) with the highest densities located in the Town Center. The Town Center includes a maximum of 81,000 square feet of general commercial uses as well as educational and park uses. The Community also includes an active park system with 14 parks, approximately 20 miles of trails and pathways, pocket parks and overlooks, and a 6-acre charter school site.

Discretionary approvals submitted concurrently with the Specific Plan include a General Plan Amendment (GPA), Rezone, and Tentative Map. Implementing Site Plan(s) will be submitted subsequent to Project approval for setbacks, architecture, and private parks.

1.2.1 Residential Component

This Specific Plan proposes a residential community with a maximum of 2,135 homes. Of the 2,135 dwelling units, 2,040 residential units are located in areas designated Semi-Rural 1 (SR-1) and zoned Single Family Residential (RS) and 95 residential units are located in the higher density Town Center area that would be designated Village Core Mixed Use (C-5) on the Community Plan Map.

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The density permitted by the Specific Plan is obtained by dividing the number of dwelling units by the gross acreage, which equals a density of 1.08 dwelling units per acre.

1.2.2 Commercial

The 58.3-acre Town Center is located in the southeastern portion of the Community near the Interstate 15 (I-15) and Deer Springs Road interchange and Caltrans Park and Ride lot. Within the Town Center, the Community will provide 81,000 square feet of commercial space in addition to the residential and other civic uses. This combined 58.3-acre area will have a Specific Plan Land Use Designation of C-5 and General Commercial-Residential (C34) Use Regulations.

1.2.3 Biological Open Space

The Specific Plan proposes to dedicate 1,209 acres of biological open space. This area would be designated Open Space-Conservation (OS-C) and zoned Open Space (S80) Use Regulations.

1.2.4 School Site

A 6-acre (K-8) school site is proposed within the Town Center area of the Specific Plan. This site will be zoned C34 Use Regulations.

1.2.5 Parks and Other Facilities

Additional elements of the proposed Community include 14 parks; 7 pocket parks and 14 overlooks; multi-use trails; bike lanes; associated community facilities such as a recreation facility; and supporting infrastructure. These other facilities will be located in the RS, C34, Limited Agriculture (A70) or S80 zones.

1.3 Project Setting

1.3.1 Physical Setting

The Project is located within the unincorporated portion of the County of San Diego within the North County Metropolitan Subregional Plan area. The North County Metropolitan Subregional Plan area is comprised of many non-contiguous areas interspersed among the cities of Escondido, San Diego, San Marcos, Vista, and Oceanside with the most easterly portion adjacent to Valley Center. The North County Metropolitan Subregional Plan area includes the communities of Hidden Meadows and Twin Oaks Valley. The majority of the project site (also referred to herein as “Site”) is located in the community of Twin Oaks Valley. The Site is directly west of I-15, north of State Route 78 (SR-78), and south of State Route 76 (SR-76). The cities of Escondido and San Marcos are approximately 1 mile south of the Site as shown in **Figure 1, Regional Location Map**. The Site consists of approximately 1,985 acres and is

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bounded by I-15 on the east, Deer Springs Road on the south, and Twin Oaks Valley Road on the west, with a small portion of the northwestern edge of the Site traversed by Twin Oaks Valley Road. Gopher Canyon Road is located approximately 1.5 mile north of the northern boundary of the Site as shown in **Figure 2, Vicinity Map**.

1.3.2 Environmental Resources

The Site is located within the northern portion of the Merriam Mountains, a narrow chain of low mountains generally running north–south with a variety of east–west trending ridgelines and scattered peaks. These mountains originate near the northern end of the City of Escondido and are bordered by Gopher Canyon Road to the north, I-15 to the east, and Twin Oaks Valley Road to the west. Based on topography and geology, the Merriam Mountains extend from the Vista Flume, north of Golden Circle Drive in Escondido, north to Moosa Canyon. Merriam Mountains are approximately 8.5 miles long. The Site is situated on approximately 3 miles of the northern portion of the Merriam Mountains.

The San Marcos Mountains are located northwest of the Site. The San Marcos Mountains are largely undeveloped and have the potential to support a wide variety of native wildlife species, and the presence of rare and otherwise special-status plant species, such as tetracoccus, wart-stemmed ceanothus, and southern mountain misery. Much of the northern two-thirds of the Merriam Mountains have high habitat value due to the undeveloped nature and potential to provide a major block of habitat that would contribute to regional conservation planning. The Site is located within the draft North County Multiple Species Conservation Program (NCMSCP) and is categorized by the NCMSCP regional habitat evaluation model as having mostly moderate value habitats with smaller areas of high value and very high value habitats.

Vegetation on the Site consists of large blocks of Southern Mixed Chaparral with limited patches of Diegan Coastal Sage Scrub, Live Oak Woodlands, and Southern Willow Scrub. Due to the dense nature of the chaparral covering most of the Site, wildlife movement is generally confined to existing dirt roads. Two riparian areas exist on the Site: one is west of I-15, draining into the south fork of Moosa Canyon and one is in the South Fork of Gopher Canyon, between the Merriam Mountains and the San Marcos Mountains.

Large granodiorite outcroppings and pinnacles are common throughout this region and the Site. The Site contains undeveloped steep slopes and rock outcroppings that are visually prominent from the I-15 corridor. The South Fork of Moosa Canyon runs from the northern to northeastern vicinity of the Site. In addition, the area is a tributary to the San Luis Rey River (to the north) through the South Fork of Gopher Canyon. The San Luis Rey River is an important riparian corridor containing extensive woodland vegetation, as well as rare and protected species. Tributaries to the San Marcos Creek are also located in the vicinity and flow southwest towards Batiquitos Lagoon.

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The Project is located in two separate watersheds: the San Luis Rey and Carlsbad watersheds. The eastern and northern portions of the Site are located within the San Luis Rey watershed. The southern portion is located in the Carlsbad watershed. The Project lies in the Moosa Hydrologic, Bonsall Hydrologic, and Twin Oaks Hydrologic subareas.

Natural topography of the Site is composed of hills and valleys dominated by rock outcroppings with moderate to steeply sloping terrain. Elevation ranges from approximately 660 feet above mean sea level (AMSL) near the northwestern limits at Twin Oaks Valley Road to approximately 1,750 feet AMSL in the west central portion of the Site. Approximately 52% of the Site contains Resource Protection Ordinance (RPO) defined steep slope lands. Prominent, generally east–west trending ridgelines divide the Site into five separate drainage basins, which are tributaries to Moosa Canyon, Gopher Canyon, and San Marcos Creek. Gopher Canyon is located north of the Site and a small portion of the South Fork of Gopher Canyon Creek runs southeast to northwest through the northwestern area of the Site, eventually meeting the San Luis Rey River. Both Gopher Canyon and the San Marcos Mountains show favorable attributes as habitat and corridors for larger wildlife.

1.3.3 Existing Land Use

The Site is primarily undeveloped. A number of dirt roads and trails that provide access to each parcel and service roads for existing water infrastructure traverse the Site. Portions of the Site have been and continue to be used for various unauthorized land uses, including horseback riding, hiking, mountain biking, off-roading, motorcycling, shooting, and occasional dumping. An abandoned quarry is located in the northwest portion of the Site fronting Twin Oaks Valley Road and an abandoned private landing strip is located in the north central portion of the Site.

Surrounding land uses to the north, west and south of the Site include large-lot, single-family residential development and agricultural uses. Many of the prominent ridges surrounding the Site are occupied by existing homes. Lawrence Welk Village and the community of Hidden Meadows are located to the east of the Site across I-15. South of the Site is a mobile home park, the Golden Door Spa and Resort and residential development along the border of the City of San Marcos and the unincorporated portion of the County of San Diego, as shown in **Figure 3, Aerial Map and Surrounding Land Uses**.

The Site includes areas designated as Mineral Resource Zone (MRZ)-2, which are considered areas where adequate information indicates significant mineral deposits are present, or where there is a high likelihood of their presence. Approximately 600 acres of the Site are classified as MRZ-2, of which approximately 100 acres have been designated by State Mining & Geology Board (SMGB) as a Regionally Significant Construction Aggregate Resources Area. The remainder of the Site is classified as MRZ-3, which are considered areas containing mineral

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deposits whose significance cannot be evaluated from available data. Due to the mountainous terrain of the Site, as opposed to an alluvial river valley, these resource designations result from the presence of crystalline and metavolcanic rocks, that when crushed to appropriate sizes could be used as aggregate for construction material.

1.3.4 Planning History

Newland Sierra, LLC submitted an application for a General Plan Amendment, Specific Plan, Rezone and Tentative Map on January 20, 2015. A previous GPA application was filed by Stonegate Merriam Mountains, LLC on June 30, 2004 and was denied by the Board of Supervisors on March 24, 2010.

1.4 Relationship to General Plan

The San Diego County General Plan, the North County Metropolitan Subregional Plan and the Bonsall Community Plan provide the overall planning policy framework for the Specific Plan. Chapter 5 of this Specific Plan provides a detailed analysis regarding how and why this Specific Plan is consistent with the goals and policies of the General Plan. This Specific Plan is intended to further implement the policies of these documents as set forth in the standards and guidelines provided herein.

1.5 Land Use Regulations

1.5.1 Existing Land Use Element Regional Category

The Community lies within the North County Metropolitan Plan area and Bonsall Community Planning area as shown in **Figure 4, Existing Regional Land Use Categories**. The existing General Plan Regional Category for the Community is Village, Semi-Rural, and Rural Lands. The Community includes 1,888 acres in the North County Metropolitan Plan area and 97 acres in the Bonsall Community Plan area.

1.5.2 Proposed Land Use Element Regional Category

The General Plan Amendment proposes to amend the Regional Land Use Element Map to change a portion of the Rural Lands in the North County Metropolitan Plan area to Semi-Rural (see **Figure 5, Proposed Regional Land Use Categories**). The Village Regional Category Designation would remain unchanged from its existing configuration, The Rural Lands Regional Category in the Bonsall Community Plan area will be retained.

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1.5.3 Existing Community Plan Land Use Designations

Of the project's 1,985 total acres, 1,888 are located within the North County Metropolitan Plan area and 97 are located within the Bonsall Community Plan area. The 1,888 acres within the North County Metropolitan Plan area currently include four land use designations: General Commercial (4.6 acres), Office Professional (53.6 acres), Semi-Rural 10 (19.6 acres) and Rural Land 20 (1,810.8 acres). The remaining 97 acres within the Bonsall Community Plan area and are entirely designated with the Rural Lands 20 Land Use Designation as shown in **Figure 6, Existing Community Plan Land Use Designations**.

1.5.4 Proposed Community Plan Land Use Designations

The General Plan Amendment proposes to amend the North County Metropolitan Subregional Plan map to change approximately 4.6 acres of General Commercial, 53.6 acres of Office Professional, and 868 acres of Rural Land 20. These designations would be changed to Village Core Mixed Use, Semi-Rural 1 (SR-1 - allows 1 unit per 1, 2 or 4 gross acres depending on slope) and SR-10 (1 unit per 10 or 20 gross acres depending on slope) (**Figure 7, Proposed Community Plan Land Use Designations**). The GPA would add appropriate language into the North County Metropolitan Subregional Plan text describing the Specific Plan. The remaining lands in North County Metropolitan Subregional Plan area and all the lands in Bonsall Community Planning area would be designated as Open Space-Conservation (OS-C). The Specific Plan will allow a maximum of 2,135 dwelling units (1.08 du/ac).

1.5.5 Existing Zoning

The 1,888 acres within the North County Metropolitan Subregional Plan area are zoned General Commercial (C36), Office Professional (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S82) and General Rural (S92) Use Regulations. The 97 acres within the Bonsall Community Plan area are zoned Rural Residential (RR). These zoning designations are shown in **Figure 8, Existing Zoning**.

1.5.6 Proposed Zoning

To implement the proposed changes resulting from the General Plan Amendment, the zoning would be changed to General Commercial/Residential (C34), Single Family Residential (RS) and Open Space (S80) Use Regulations shown in **Figure 9, Proposed Zoning**. The portion of the project Site immediately adjacent to Sarver Lane would retain the Limited Agriculture (A70) Use Regulations.

1.5.7 Existing I-15 Corridor Subregional Plan

The I-15 Corridor extends approximately 20 miles from the Escondido city limits to the Riverside County line. It contains the 0.5 acre to 2-mile "viewshed" area on either side of the

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freeway, which is what generally can be seen while driving along the I-15. The “B” Design Review Area Special Designator is applied to properties within the corridor, which requires the preparation of a Site Plan in accordance with the Scenic Preservation Guidelines. The eastern portion of the Site has an existing “B” Special Area Designator as shown in **Figure 10, Existing North County Metropolitan I-15 Design Corridor**.

1.5.8 Proposed I-15 Corridor Subregional Plan

As part of the General Plan Amendment, the North County Metropolitan Subregional Plan I-15 Design Corridor map would be amended to include only the areas of the Community that are visible from the I-15 as shown in **Figure 11, Proposed North County Metropolitan I-15 Design Corridor**.

1.6 Yield Analysis

1.6.1 Existing Land Use Designations

The General Plan Update adopted by the Board of Supervisors in August 2011 includes a Land Use Element in which there are standards for calculating the gross density allowed on all property with Slope Dependent land use designations. Yield on Semi-Rural land is calculated per Table LU-2 in the Land Use Element. In this case, approximately 19.6 acres of the property is designated as Semi-Rural 10, which allows 1 du/10 gross acres on land with slopes under 25%, and 1 du/20 gross acres on land with slopes over 25%. Approximately, 1,907 acres of the property is designated as Rural Lands 20, which allows 1du/20 gross acres. Maximum square footage for General Commercial (C-1) is calculated per Table LU-1 in the Land Use Element. Approximately, 4.6 acres is designated as General Commercial, which allows a maximum intensity of 0.70 floor area ratio (FAR) in areas designated Village. Approximately 53.6 acres is designated as Office Professional (C-2), which allows a maximum intensity of 0.80 FAR in areas designated Village. The existing Land Use Designations are shown in **Figure 6, Existing Community Plan Land Use Designations**. Estimated yield of the existing Community Plan based on existing legal parcels is shown in **Table 1**.

**Table 1
Commercial and Residential Yield Analysis (Existing Land Use Regulations)**

Land Use	Acres	No. of Units/Square Feet
SR-10 (0%–25% slope)	19.6	5*
SR-10 (25%+)	0.0	0
RL-20	1,907.8	94
C-1	4.6	140,263
C-2	53.6	1,867,853
Total	1,985 acres	99 dwelling units and 2,008,116 square feet

Notes:

* One dwelling unit per parcel per existing legal lot

SR-10 = Semi-Rural 10, RL-20 = Rural Land, C-1 = General Commercial, C-2 = Office Professional

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1.6.2 Proposed Land Use Designations

The proposed Specific Plan Land Use Designations are Semi-Rural 1 (SR-1), Semi-Rural 10 (SR-10), Village Core Mixed Use (C-5) and Open Space-Conservation (OS-C). In this case, approximately 701 acres of the Site will be designated SR-1, which allows 1 du/1 gross acre on land with slopes under 25%, and 1 du/2 gross acres on land with slopes of 25%–50%, and 1 du/4 gross acres on land with slopes over 25%. Approximately 8.2 acres will retain the SR-10 designation. Approximately 58.3 acres will be designated as Village Core Mixed Use (C-3), which allows 30 units per gross acre and a maximum FAR of 0.7. Approximately 1,209 acres of the property will be designated as OS-C, which allows zero residential density. Estimated yield of the proposed Specific Plan Land Use Designations is shown in **Table 2**.

Table 2
Proposed Yield Analysis (Proposed Land Use Regulations)

Land Use	Acres	No. of Units / SF
SR-1 (0%–25% slope)	248	248
SR-1 (25%–50%)	344	172
SR-1 (50%+)	109	27
SR-10 (0%–25%)	8.2	3*
SR-10 (25%+)	0	0
C-5	58.3	1,749 DU and 1,777,684 SF
OS-C	1,218.1	0
Total	1,985	2,199 dwelling units and 1,777,684 square feet

Notes:

* One dwelling unit per parcel per existing legal lot

SR-1 = Semi-Rural 1, SR-10 = Semi-Rural 10, C-5 = Village Core Mixed Use, OS-C = Open Space-Conservation.

County General Plan Policy *LU-1.8 Density Allocation on Project Sites* states that projects which have more than one Land Use Designation, and which are subject to a Specific Plan are allowed to transfer densities within the project, even across Land Use Designations boundaries to provide flexibility in project design. The proposed Community Plan designation allows for 2,199 dwelling units as well as 1,777,684 square feet of commercial use; however, the Specific Plan is more restrictive by only allowing for a maximum of 2,135 dwelling units and 81,000 square feet of commercial uses.

1.7 Development Approvals Required

The development application consists of the following land use applications:

1. General Plan Amendment to the Land Use Element for the following changes: Land Use Map; North County Metropolitan Subregional Plan and Bonsall Community Plan map; and the Mobility Element;
2. Specific Plan;
3. Rezone;
4. Tentative Maps; and
5. Site Plans pursuant to the “V” Setback Regulator and the “B” and “D” Special Area Designator (future approval).

This Specific Plan (text and map) provides a detailed discussion regarding the proposed uses, their location, density and intensity of uses and the infrastructure necessary to support the proposed uses. It also discusses the phasing and implementation of the Community.

A Rezone implements the uses authorized by the new General Plan designations and provides the additional detail necessary to implement the specific uses detailed in the Specific Plan text.

A Tentative Map would subdivide the entire Community creating 1,293 parcels within the 1,985-acre Site and identify locations of a roadway system and utility improvements to service the proposed lots. The Tentative Map includes a grading plan, which identifies rough grading quantities and drainage facilities that would serve the entire Community. Build out of the Community would occur in two phases over an approximately 10-year period. The grading plans for the Tentative Map depict the preliminary grading for Phases 1 and 2.

Following the aforementioned development approvals, Site Plans would be required per the “V” setback regulator and the “B” and “D” Special Area Regulations included in the zoning. The purpose of the Site Plans is to implement the design standards required by the Specific Plan.

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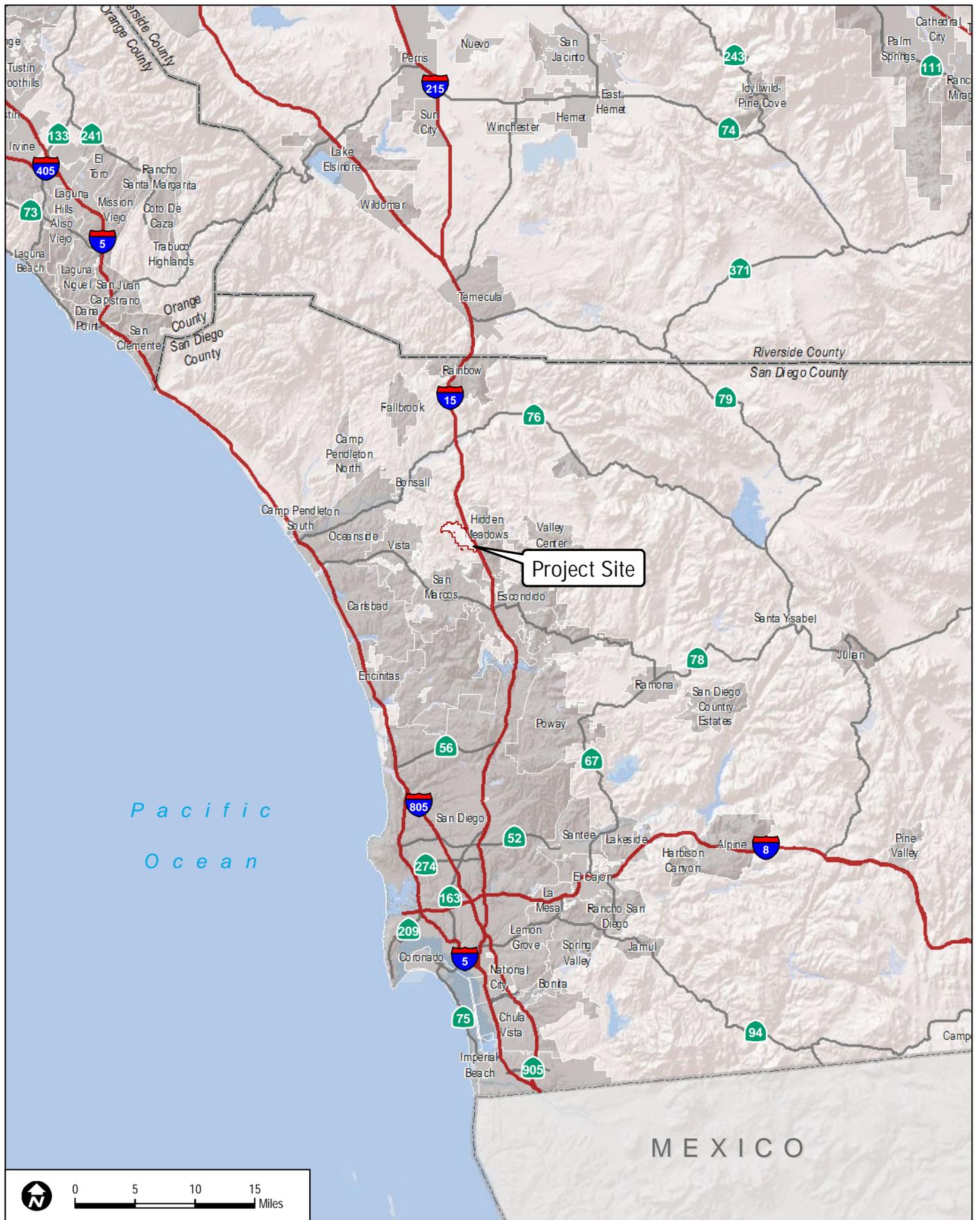
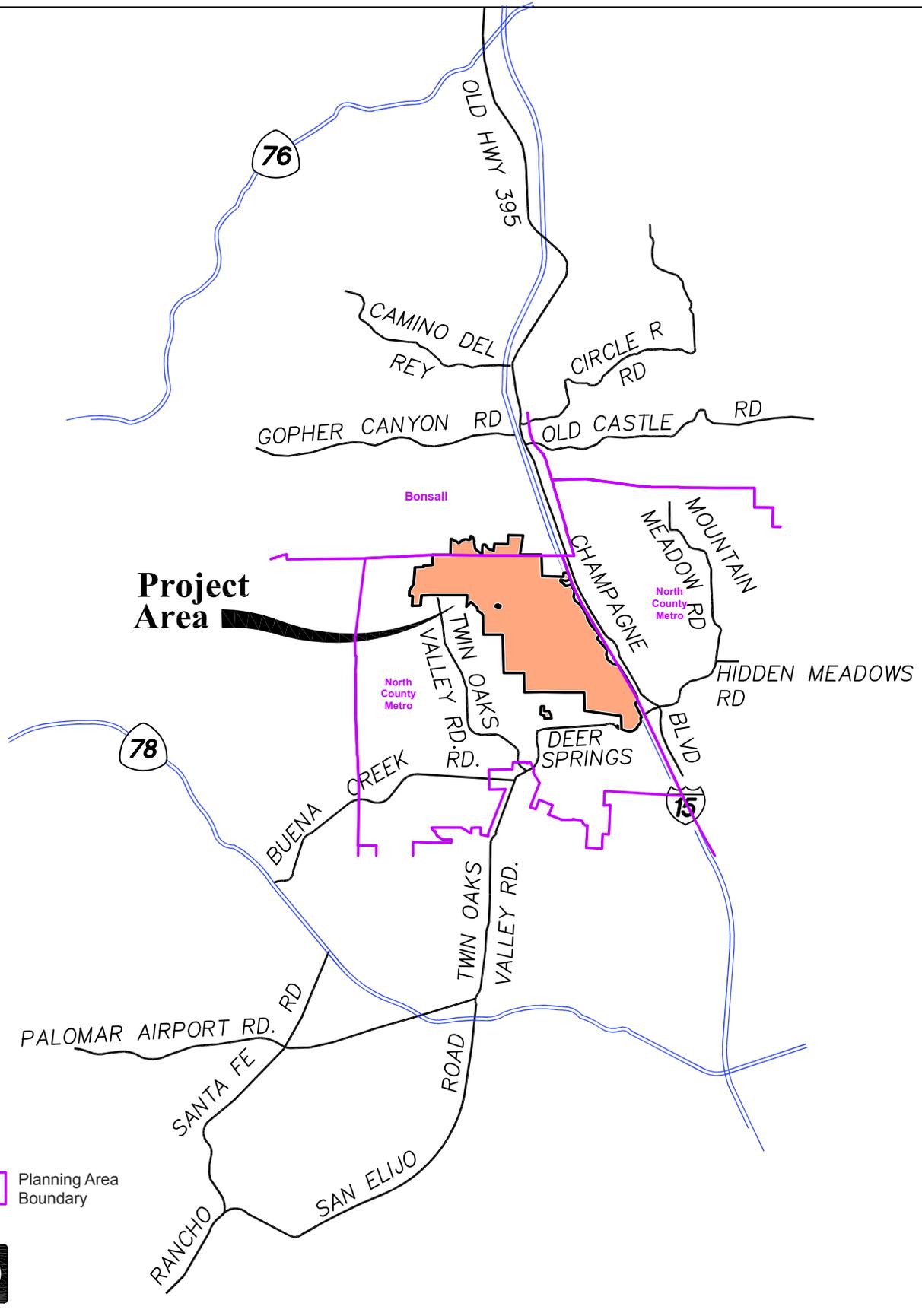


FIGURE 1
Regional Location Map

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Project Area

Planning Area Boundary



**FIGURE 2
Vicinity Map**

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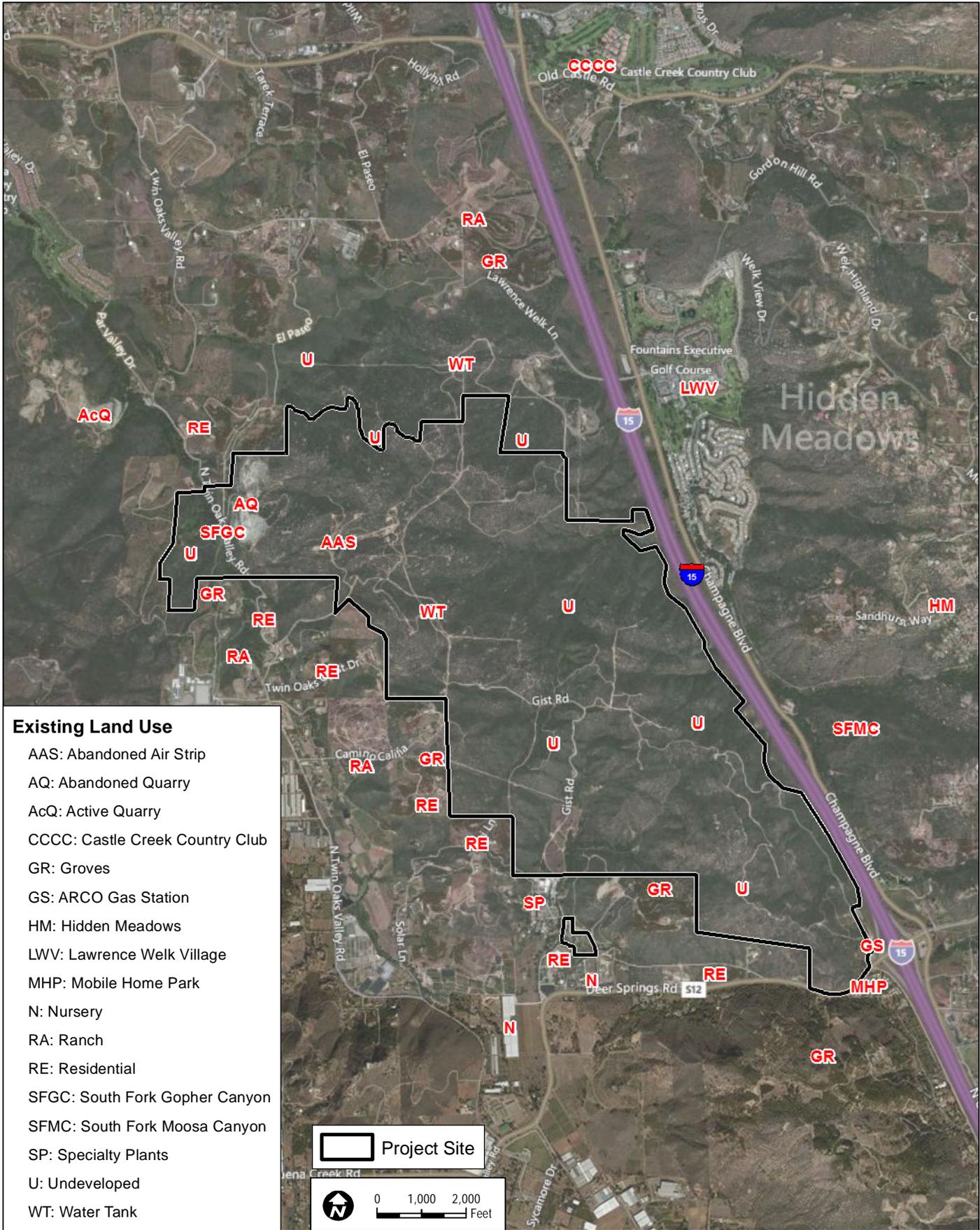


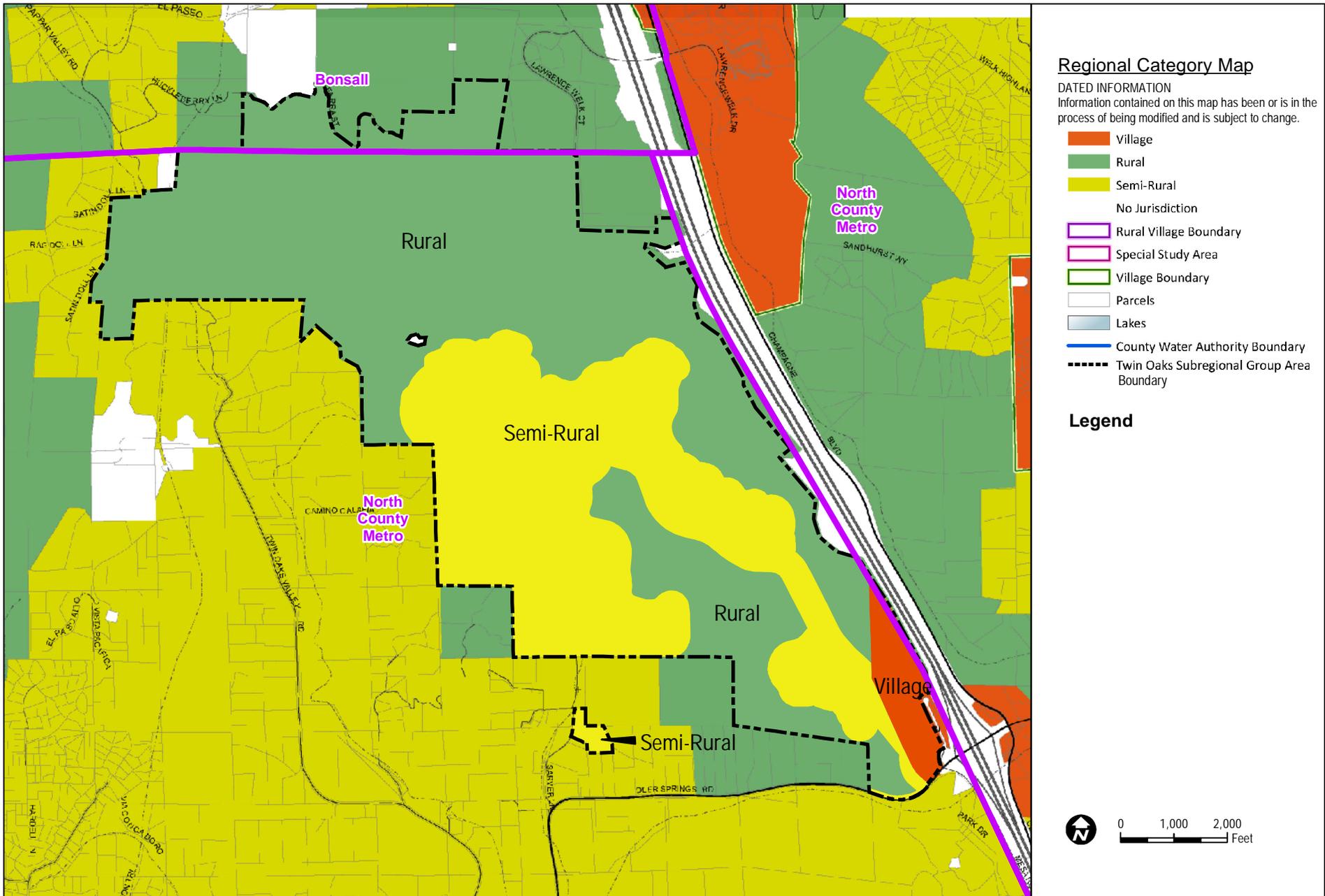
FIGURE 3
Aerial Map and Surrounding Land Uses

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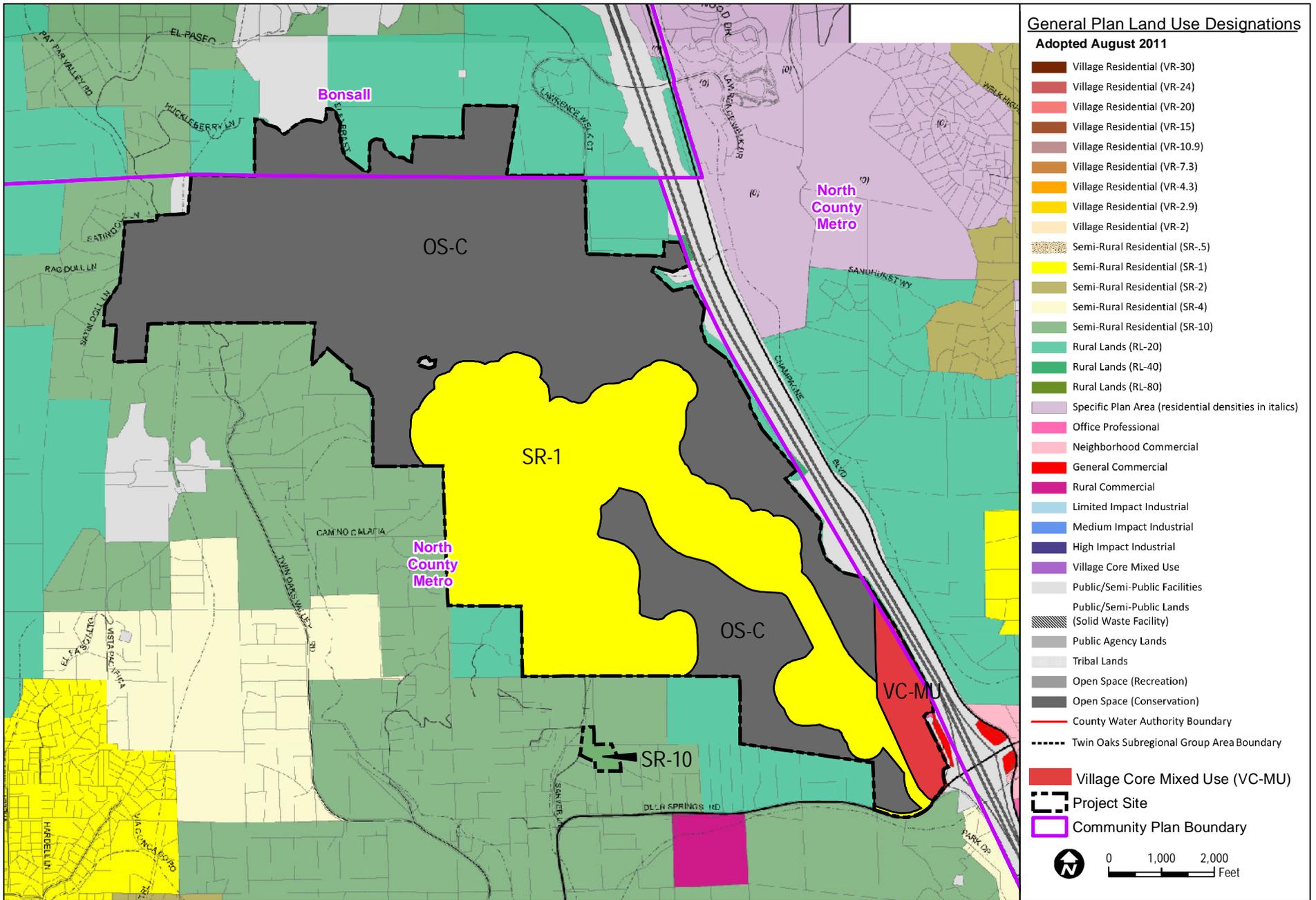
**FIGURE 5
 Proposed Regional Land Use Categories**

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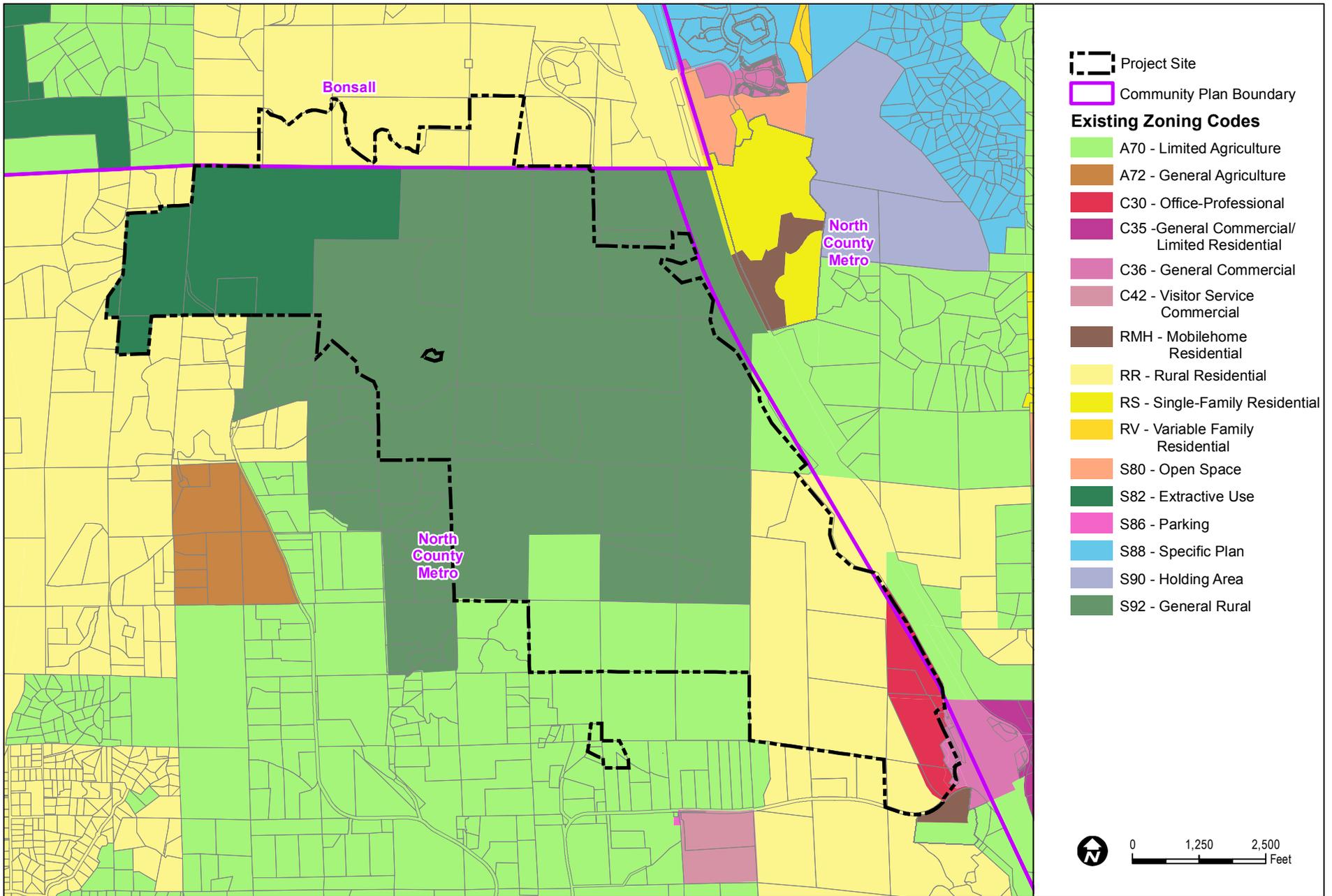
SOURCE: COUNTY OF SAN DIEGO

FIGURE 7
Proposed Community Plan Land Use Designations

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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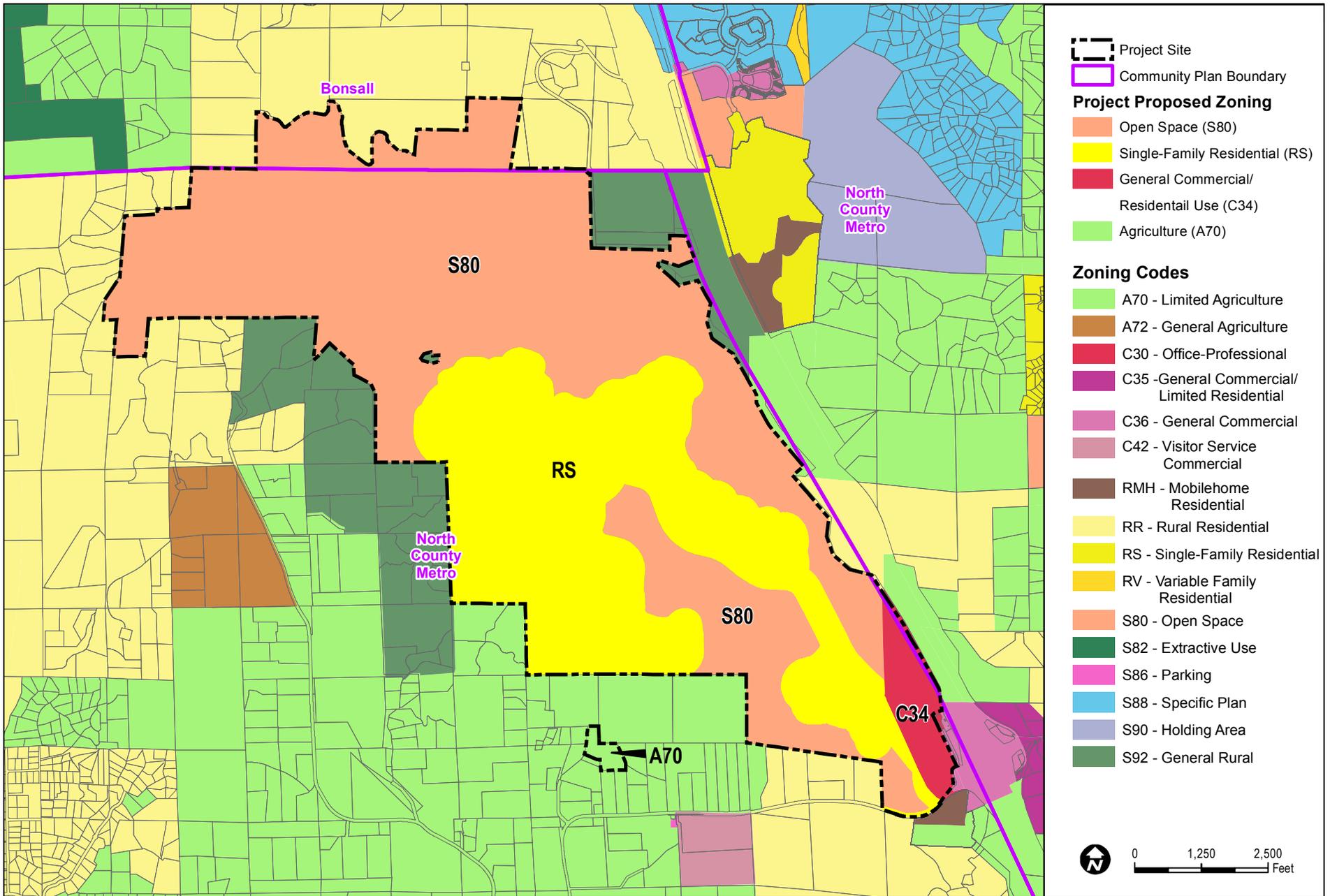
ZONING SOURCE: SANGIS

FIGURE 8
Existing Zoning

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ZONING SOURCE: SANGIS

FIGURE 9
Proposed Zoning

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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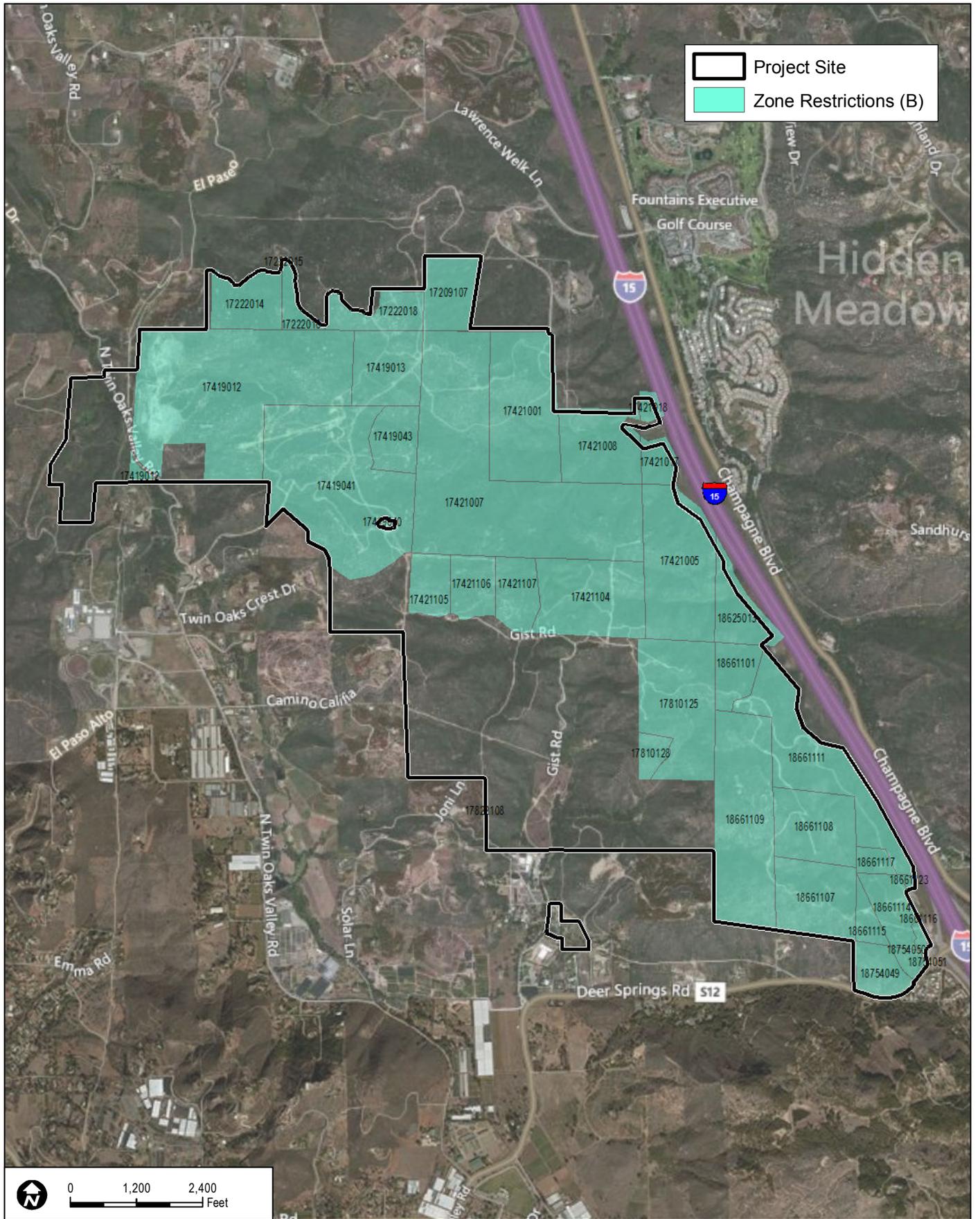


FIGURE 10
Existing North County Metropolitan I-15 Design Corridor

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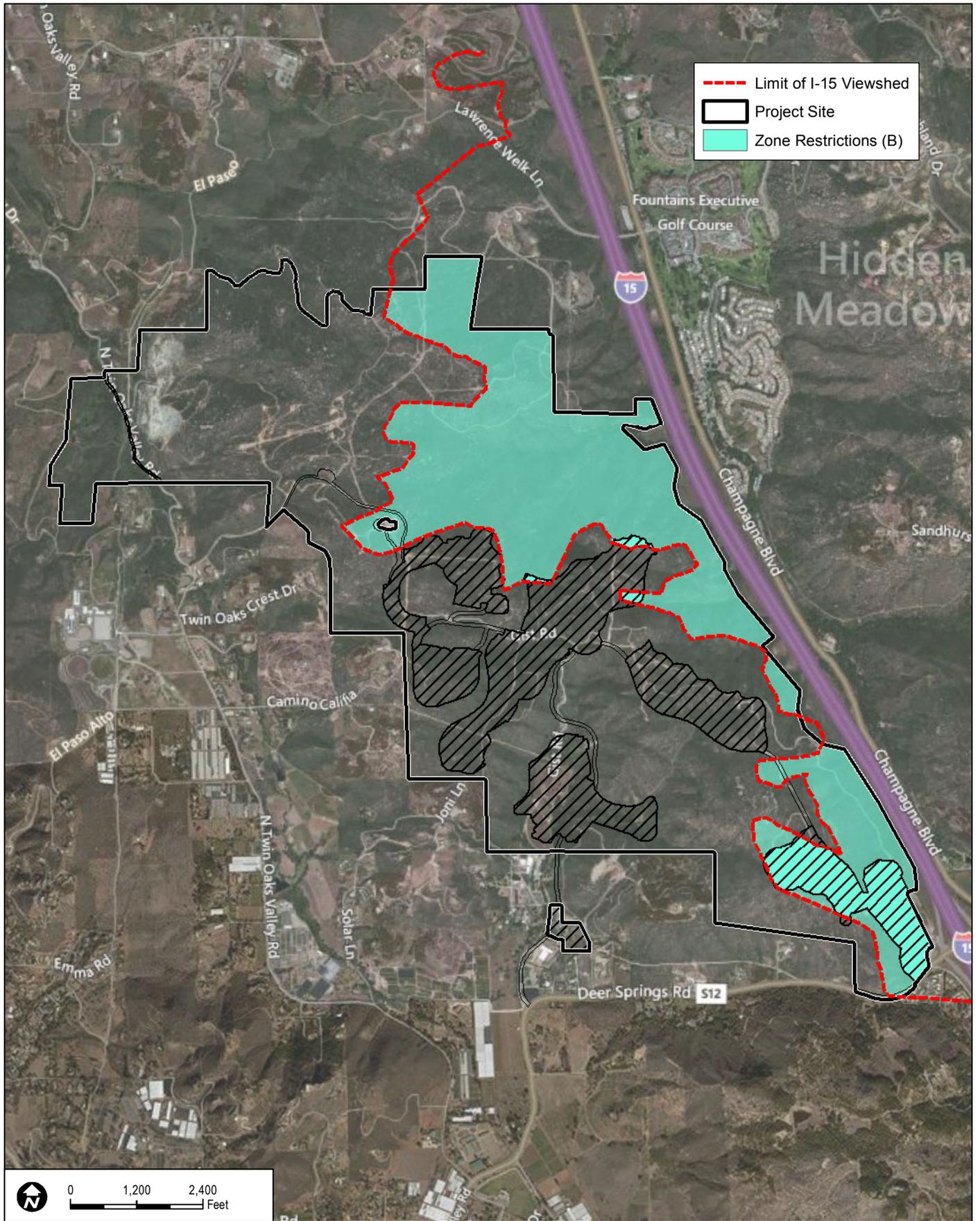


FIGURE 11
Proposed North County Metropolitan I-15 Design Corridor

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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2 SPECIFIC PLAN SUMMARY

The County of San Diego's General Plan emphasizes sustainable community design principles within its Goals and Policies. By locating the Project near existing and planned infrastructure, services and jobs in a compact pattern of development, while at the same time promoting health and sustainability among its residents, the Project has been designed around the guiding principles of the General Plan. Consistent with the County's Community Development Model, the densest neighborhood on the Site, the Village, consists of a range of commercial uses that are supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, a proposed school, and public areas. Spanning out from the Village, the Project's Semi-Rural areas would contain low-density residential neighborhoods. Further out, the neighborhoods would be surrounded by Rural Lands characterized by open space, habitat conservation, recreation, and other uses associated with rural areas.

Taking inspiration from the Site's unique landscape character and distinct landforms, the Community will consist of a series of seven neighborhoods that individually respond to their unique topographical settings. The framework of the community is informed by the prominent landforms and watershed patterns found within the Site. The preservation and integration of the Site's unique landscape character and signature boulders sets the tone of the development at the two primary entry roads and continues as a common theme throughout the development. Terraced vineyards will be incorporated on designated perimeter slopes to provide a productive landscape that embraces the regions agricultural heritage. A Community-wide linear park network acts as the connective thread that unites the various neighborhood parks and Community trails. These linear parks will contain "creeks" or bioswales to convey stormwater and support the water quality treatment needs of the development. In addition, the linear parks inform the development roadway circulation and continually reinforce the Community's connection to open space.

The Specific Plan provides for community-serving land uses in the A70, RS, C-34 and S-80 zones that include a kindergarten through eighth grade (K-8) charter school site, 14 community/neighborhood parks and 7 pocket parks, approximately 20 miles of trails, 1,209 acres of biological open space, and 81,000 square feet of commercial and retail space.

The residential component includes 1,137 single-family dwelling units, of which 325 are located within the age-restricted Mesa Neighborhood. To provide a range of housing types the Project would also include 998 multifamily dwelling units.

The proposed Community would construct on-site drainage facilities, including water quality treatment and hydro-modification basins, to protect against sedimentation resulting from stormwater runoff. The system includes Site Design, Source Control and Treatment, Best Management Practices, as well as other Low Impact Development (LID) measures.

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Grading is expected to take place in two phases. The Specific Plan text includes a phasing plan for the development of the Community's component parts, which would be coordinated with the level of available services, including roads, water, wastewater, parks, and fire protection.

Primary access to the Community would be provided by Mesa Rock Road and Sarver Lane via Deer Springs Road, which connects to I-15 to the east of the Community. The proposed circulation plan for the Community includes both on- and off-site road improvements. Secondary access would be provided via Camino Mayor, which connects to Twin Oaks Valley Road.

The Community is completely within the Vallecitos Water District and is within San Marcos Unified School District, Escondido Elementary School District, and Escondido High School District.

2.1 Specific Plan Goals and Policies

2.1.1 Specific Plan Goals

Create a new mixed-use community near existing and planned infrastructure, services, and jobs in a compact pattern of development consistent with the Community Development Model. Provide a range of housing opportunities in a development pattern that accounts for the physical constraints of the land and preserves environmental resources.

2.1.2 Specific Plan Policies

1. Provide a range of housing and recreational opportunities in compact neighborhoods that encourages a wide range of mobility alternatives.
2. Provide public services and facilities in close proximity to housing.
3. Provide a variety of recreational opportunities including active and passive parks with trails that connect the residential neighborhoods to the Town Center and to regional trails and biological open space.
4. Integrate, maintain, and preserve the property's unique landscape character and distinct landforms.
5. Preserve sensitive natural resources on site and enhance connectivity to designated preserve areas.
6. Provide for a compact pattern of development that meets the demand for housing in the region.

2.1.3 Sustainable Planning and Design Goals

Promote sustainability through sensitive site design that conserves energy, water, open space, and other natural resources.

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2.1.4 Sustainable Planning and Design Policies

1. Develop a land use pattern defined by the Community Development Model to provide for compact neighborhoods where residents live closer to jobs, businesses, schools, parks, services, and their neighbors.
2. Provide mobility alternatives for the residents to reduce energy consumption, air pollution, noise, and greenhouse gas emissions.
3. Integrate the Site's natural features into the development (e.g., ecosystems, topography, rock formations, agriculture, views), which are important design elements to improve the quality of life for residents.

2.1.5 Circulation Goal

Provide a multi-modal transportation network that supports the planned development, links to regional transportation facilities, transit, and park-and-ride alternatives.

2.1.6 Circulation Policies

1. Construct a public road network that supports vehicular and non-vehicular travel such as pedestrian, bicycle, and equestrian.
2. Create a road network that accounts for the physical constraints and natural resources of the area.
3. Integrate the existing park-and-ride lot into the Town Center and design it to allow for future public transit.
4. Design, finance, and construct circulation improvements to support planned development of the Community.
5. Include alternative modes of circulation, such as transit, electric bikes, bikeways, and pedestrian paths and trails, in the Community.
6. Connect the trail network to existing and proposed regionally designated trails in the surrounding area.
7. Align trails on existing paths, trails, roads, utility easements, and other disturbed habitat areas to the extent feasible to minimize environmental impacts.

2.1.7 Open Space and Conservation Goal

Promote environmental stewardship that protects the range of natural resources and habitats by dedicating large blocks of biological open space into the North County Multiple Species Conservation Program.

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2.1.8 Open Space and Conservation Policies

1. Conserve large blocks of environmentally sensitive lands within the Community with easements to ensure their permanent conservation, consistent with the goals of the draft North County Multiple Species Conservation Program.
2. Avoid construction and grading in dedicated open space areas. Fuel modification and drainage for pads, slopes and roads shall be restricted as provided in the easement dedication or conservation agreement.
3. Limit disturbance and development to only those areas shown on this Specific Plan or areas off-site needed for grading, roads, utilities, or infrastructure.
4. Manage dedicated open space areas through the County or another qualified third-party.

2.1.9 Infrastructure Goal

Design the Community as a compact development, located near existing and planned infrastructure and services.

2.1.10 Infrastructure Policies

1. Phase development with the provision of necessary roadways, water, and sewer improvements.
2. Equitably finance necessary services and facilities.

2.2 Land Use Plan

The Project Specific Plan Map (**Figure 12, Specific Plan Map**) shows the Community divided into seven Planning Areas (excluding areas designated for open space, roads, common areas, slopes, etc.) with 11 types of land uses.

2.2.1 Village Core/Mixed-Use Development

All development in the C34 Use Regulation will require approval of a Site Plan pursuant to the “V” Setback Regulator and the “B” and “D” Special Area Designator as required to ensure that development will conform to the design standards in Chapter 3 of this Specific Plan and the I-15 Design Guidelines.

2.2.1.1 Town Center

The Town Center (see **Figure 13, Town Center Plan**) would be located off Deer Springs Road, primarily east of the main access road (Mesa Rock Road) in the southernmost portion of the Site. The Town Center would include commercial retail space, townhomes, and a school. The Town

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Center would be designated Village Core Mixed Use (C-5) on the Twin Oaks Community Plan and zoned with the General Commercial/Residential (C34) Use Regulation.

The Town Center would provide employment opportunities for future residents as well as for the surrounding area. The Town Center would be compact and walkable, as well as visually appealing and compatible with surrounding regional character.

This planning area would range in elevation between approximately 1,020 feet above mean sea level (AMSL) and 1,110 feet AMSL. The Town Center would include 95 residential dwelling units, a maximum of 81,000 square feet of commercial space, a 6-acre charter school site, and 5.68 gross acres of parks.

2.2.2 Residential Development

The six remaining neighborhoods are designated Semi-Rural 1 (SR-1) and planned for a variety of residential dwelling units. All residential development would be regulated by the application of the “V” Setback Regulator and “D” Special Area Designator in the Single-Family Residential (RS) Use Regulation, which requires that a Site Plan be submitted and approved. The Site Plan would ensure that each lot has met the minimum setback and residential design standards outlined in Chapter 3 of this Specific Plan.

2.2.2.1 Terraces Neighborhood

The Terraces would be located directly north of the Town Center on the west side of the Mesa Rock Road in the southern portion of the Site. This planning area would range in elevation between approximately 1,200 feet AMSL and 1,350 feet AMSL. The Terraces would include 446 residential dwelling units.

2.2.2.2 Hillside Neighborhood

The Hillside planning area would be located north of the Terraces planning area and on the east side of Mesa Rock Road. This planning area would range in elevation between approximately 1,265 feet AMSL and 1,300 feet AMSL. Hillside would be composed of lots ranging in size from 4,500 square feet (SF) to 5,000 SF. The Hillside planning area would include 241 residential dwelling units and 2.29 gross acres of parks.

2.2.2.3 Mesa Neighborhood

The Mesa planning area would be located north of Hillside neighborhood, east of Knoll neighborhood, and southeast of Summit neighborhood. This planning area is composed of lots ranging in size from 3,000 SF to 6,000 SF. Average elevation in the Mesa planning area ranges

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from 1,250 feet AMSL and 1,350 feet AMSL. The Mesa planning area contains age restricted (over 55 age) single-family lots and cluster homes that are geared towards active adults and centered on a neighborhood park. The Mesa would include 325 residential dwelling units and 3.75 gross acres of parks.

2.2.2.4 Summit Neighborhood

The Summit planning area would be the northernmost area of development located just north of Knoll neighborhood and northwest of Mesa neighborhood. This planning area is composed of the largest lots proposed throughout the Community with lots ranging in size from 6,000 SF to 7,500 SF. The Summit neighborhood would include 151 residential dwelling units and 1.96 gross acres of parks. The highest elevations in the project area occur in this planning area. Average elevations range from 1,390 feet AMSL up to 1,600 feet AMSL. There would be a trail leading up to the highest peak in the planning area where a lookout would be located. The Summit planning area proposes the least dense development out of all the planning areas, with grade adaptive luxury large lots and lots designated for detached single-family homes (clusters) that are designed to maximize views.

2.2.2.5 Knoll Neighborhood

The Knoll planning area would be located south of Summit neighborhood, southwest of Mesa neighborhood, and north of Valley neighborhood. This planning area is composed of lots ranging in size from 4,500 SF to 5,000 SF. The Knoll neighborhood would include 372 residential dwelling units as well as 9.22 gross acres of parks. Average elevations range from 1,175 feet AMSL up to 1,400 feet AMSL with a number of existing viewpoints scattered throughout this planning area. The Knoll planning area contains single-family lots and clusters designed to preserve the primary knolls in the area.

2.2.2.6 Valley Neighborhood

The Valley planning area would be located northwest of the Terraces, and south of the Knoll. This planning area is composed of a variety of product types including single-family lots ranging in size from 3,500 SF to 4,000 SF. The average elevation for the Valley planning area would be approximately 900 feet AMSL. The Valley would include 505 residential dwelling units and 11.96 gross acres of parks.

Table 3 shows the distribution of the land uses throughout the Community.

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**Table 3
Land Use Summary**

Land Use	Acres	Dwelling Units (du)/Square Feet (sf)	Zoning
Single-Family (SF)	180	1,137 du	RS
Multi-Family (MF)	77	998 du	RS, C34
Commercial (C)	12	81,000 square feet	C34
K-8 School Site (S)	6	–	C34
Parks (P)	35.66	N/A	RS, C34, A70
Biological Open Space (OS)	1,209	N/A	OS
Common Areas	333	N/A	RS, C34, A70
Roads	116	N/A	RS, C34, A70
Detention Basins	12	N/A	RS, C34, A70
Water Reservoir	4	N/A	C34, OS
Totals	1,985	2,135 du	–

Notes:

du = dwelling unit, sf = square feet, RS= Single-Family Residential, C34 = General Commercial-Residential Use, A70 = Limited Agriculture, OS = Open Space.

2.3 Circulation Plan

A comprehensive circulation plan provides access to the Community. The Community would have two main access roads along Deer Springs Road—at Mesa Rock Road and Sarver Lane—with an additional access point at Camino Mayor off Twin Oaks Valley Road. The main access road at Mesa Rock Road would be a seven lane entry road with median that transitions into a four lane undivided road further into the Site and then into a two lane undivided roadway until it reaches the Sarver Lane access where it would transition into a three-lane undivided roadway. On-site roadways would be constructed within and between different planning areas where development would occur. These roadways would primarily consist of main roads with a width of 34 feet that mostly travel between the developed planning areas, residential streets that are approximately 32 to 40 feet wide and generally traverse within a planning area, and private paseo roads that typically end at smaller clusters of residential dwelling units within a planning area.

Street character would be semi-rural in nature, reflecting the greater community, while addressing fire and traffic safety. Street sections include features such as landscaped parkways, bioswales, sidewalks, and/or rural trails. In addition, on-street parking would be provided in the Town Center to enhance traffic calming and pedestrian safety. On-street parking would also be provided on the residential streets, but would not be allowed on the main access loop roadway. A description of each street type is included in Chapter 3, and illustrative street sections are shown on Typical Street Sections (**Figures 14 through 28**).

2.3.1 Off-Site Roadways

2.3.1.1 *Deer Springs Road (Options A and B)*

The Project includes two scenarios for improving Deer Springs Road. Option A would reclassify Deer Springs Road from a 6.2 Prime Arterial (6-lane) to a 4.1A Major Road with Raised Median (4-lane) and a 2.1B Community Collector with Continuous Turn Lane (2-lane) in the Mobility Element of the General Plan. Under this option, the Project would construct the segment of Deer Springs Road between Sarver Lane and Mesa Rock Road as a 2.1B Community Collector (2-lane), which would have higher capacity than the existing condition, and would improve the road to be consistent with County standards for this Mobility Element. The segments of Deer Springs Road south of Sarver Lane and east of Mesa Rock Road would be constructed as a 4.1A Major Road (4-lane) with auxiliary lanes as necessary. The centerline of Deer Springs Road would be realigned to ensure a minimum of 750-foot turning radii along the entire alignment.

Option B would not reclassify Deer Springs Road; the roadway would remain as a 6.2 Prime Arterial (6-lane) in the Mobility Element of the General Plan. Under this option, the Project would grade and construct the segment of Deer Springs Road from I-15 to just south of Sarver Lane as a 4.1A Major Road (4-lane).

The applicant's preferred Option for Deer Springs Road is Option A. Traffic modeling conducted for the Project has shown that by constructing the east and west legs of Deer Springs Road to four lanes and keeping the center leg between Mesa Rock Road and Sarver lane at two lanes, the levels of service for all sections of Deer Springs Road fall into an acceptable range, except for the center two-lane segment. The center two-lane segment remains at its current failing level of service during peak hours, as it is today. However, there is a substantial reduction in cut through trips since traffic on I-15 would be discouraged from using Deer Springs Road during peak hours. The added benefits include a reduction in environmental impacts (biological resources, cultural resources, traffic, aesthetics) as well as the preservation of the rural character of this segment. This approach is consistent with General Plan Goal M-2 (and, more specifically, Policy M-2.1), which is intended to address roadways where adding capacity can induce additional traffic and growth, which would not be consistent with County Global Climate Change strategies. The approach is also consistent with Policy M-2.1 in that it addresses a marginal deficiency where only a short segment of road would operate at a deficient level of service, and operational improvements would be applied to improve traffic flow

2.3.1.2 Twin Oaks Valley Road

No improvements are planned for the segment of Twin Oaks Valley Road north of Deer Springs Road, thus maintaining the rural character of north Twin Oaks Valley. Intersection improvements would be made to the intersection of Twin Oaks Valley Road and Camino Mayor to maintain proper sight distance requirements. South of Deer Springs Road, in the City of San Marcos, Twin Oaks Valley Road would be improved to the 4-lane Special Major Arterial standard (City of San Marcos) with a raised median.

2.3.1.3 Mesa Rock Road

The Mesa Rock Road intersection at Deer Springs Road would be signalized and is proposed to be 102 feet wide at the intersection to provide two northbound lanes and five southbound lanes, transitioning to a width of 58 feet, and then to a width of 34 feet within the Project. There would be no parking along Mesa Rock Road. All of Mesa Rock Road would include an enhanced parkway with a multi-use pathway.

2.3.1.4 Sarver Lane

The Sarver Lane intersection at Deer Springs Road would be signalized and is proposed to be 52 feet wide at the intersection to provide one northbound lane and two southbound lanes, transitioning to a width of 40 feet of pavement, then transitioning to a width of 34 feet within the Project. There would be no parking along Sarver Lane. All of Sarver Lane would include an enhanced parkway with a linear greenbelt and multi-use pathway. Existing pavement widths on Sarver Lane vary from 28 feet along the Catholic Church property (southern portion of Sarver Lane) to 16 feet north of the Church.

2.3.1.5 Camino Mayor

The Camino Mayor intersection at Twin Oaks Valley Road would not be signalized and is proposed to be 28 feet wide at the intersection to provide one travel lane in each direction. There would be no parking along Camino Mayor, and the off-site portion of the road would be designated as a private street.

2.3.1.6 I-15 Interchange/Park-and-Ride Improvements

A Project Study Report (PSR) is underway with Caltrans to study alternatives for improving the I-15/Deer Springs Road interchange. These alternatives include a diamond interchange, a diverging diamond interchange, and a roundabout interchange at the southbound ramps/Mesa Rock Road. The purpose of these alternatives is to increase the intersection spacing in order to eliminate queue spillover between intersections, thus reducing congestion. Relocation of the

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existing southbound off-ramp would allow for expansion of the existing park-and-ride lot in the northeast quadrant of Deer Springs Road/Mesa Rock Road. The expanded park-and-ride lot would enhance ride sharing and public transit expansion opportunities.

2.3.2 Non-Vehicular Circulation Network

The Community includes approximately 4.7 miles of bike lanes, an extensive trail system including: 6.9 miles of multi-use pathways along the main road; 5.8 miles of internal pathways within neighborhoods; 3.1 miles of secondary trails within neighborhoods; 2 miles of multi-use trails through the open space area; and 1.3 miles of secondary trails through the open space area. Additionally, an electric bike share program would further link the neighborhoods to one another and reduce motorized vehicle trips. The non-vehicular circulation network is described in greater detail in Chapter 3.

2.3.3 Transit

The proposed Community has been designed to promote health and sustainability by focusing on a compact pattern of development. The County General Plan Community Development Model allows for and supports a multi-modal transportation network that reduces traffic congestion and improves air quality. The existing park-and-ride lot in the northeast quadrant of Deer Springs Road/Mesa Rock Road is being incorporated into the Town Center design and is proposed for expansion. Preliminary discussions have taken place with North County Transit District on the viability of future transit service at an improved park-and-ride.

2.4 Open Space and Conservation

The Biological Open Space Preserve consists of approximately 1,209 acres within two large continuous blocks of key biological resources situated within the northern half and along the eastern boundary of the Site. Additionally, a large third block of open space in the center of the Community connects the abovementioned blocks of open space to open space located east and south of the Site (see **Figure 29, Biological Open Space**).

The Biological Open Space provides for the following:

1. Trails and utility easements would be allowed within the dedicated Biological Open Space easements.
2. Only non-motorized recreation activities such as hiking, mountain biking, horseback riding, and bird watching would be allowed on the trail easements within the biological open space.

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3. Prior to recordation of the first Final Map, the Resource Management Plan (RMP) shall be approved for the biological open space areas within the Community to the satisfaction of the Director of Planning & Development Services (PDS). The goal of the RMP shall be to enhance the biological functions and values of the natural open space through ongoing management and protection.
4. Prior to recordation of each Final Map, a re-vegetation plan shall be approved to the satisfaction of the Director of PDS for areas where re-vegetation is proposed as mitigation for Project impacts shown on the Final Map.
5. Biological open space as shown on the Tentative Map will be dedicated in phases. Biological open space shall be protected through recordation of an open space easement to the County or a third party entity.
6. As a condition of approval, biological open space easements shall be dedicated upon recording of each Final Map.

2.5 Infrastructure and Public Facilities

2.5.1 Water Service

The Community is located within the boundaries of the Vallecitos Water District (VWD) that would provide water service to the Project. There is currently an extensive network of water mains on site ranging in size from 8-inch to 16-inch. There is one existing 1.3 million gallon water reservoir within the Site that provides service to adjacent properties and the project area.

The Community would result in increased demand for water and would require the relocation of some existing water mains, the construction of new water mains for the Site, and the construction of one new water reservoir (see **Figure 30, Water Supply**). An additional water reservoir is proposed in the southern portion of the Terraces and would serve the larger VWD service area. The project water supply would be provided by VWD and does not require annexation into the district. Establishment of this water supply would occur through the expansion/extension of existing supply pipelines and reservoirs located within and adjacent to the Community.

2.5.2 Wastewater Service

The Community is located within the boundaries of the VWD for sewer service. The majority of the Site would require annexation into a sewer improvement district prior to sewer service being available. This is an internal process for VWD and does not require Local Agency Formation Commission (LAFCO) approval. There is an existing 8-inch public sewer main in Sarver Lane owned by VWD that is approximately one-quarter mile south of the Project boundary. The proposed Community would result in increased demand for sewer treatment. There are few

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existing sewer facilities in the vicinity of the Project and off-site sewer facilities would be needed to serve the Community. A number of off-site sewer improvements may be required to accommodate additional flows from the Project. On-site improvements include 8-inch to 15-inch gravity sewers (see **Figure 31, Sewer Collection System**).

2.5.3 Stormwater Facilities

The existing Site is not developed and does not have any substantial existing stormwater drainage systems. The proposed Community would incorporate stormwater facilities to manage stormwater quality, hydromodification impacts and peak flow attenuation. Stormwater quality and hydromodification impacts would be addressed through a system of bioretention swales and bioretention basins that have been integrated into the Project design, along with additional LID features such as roadside swales. These features will provide high quality stormwater treatment and mitigate flows to pre-development levels for storm events that contribute to the hydromodification of receiving channels. To eliminate potential flooding impacts during peak storm events, stormwater detention would be provided prior to runoff exiting the Site. Drainage improvements would also be constructed for the off-site road improvements.

2.5.4 Natural Gas and Electricity

The San Diego Gas & Electric Company (SDG&E) provides natural gas and electricity in the project area. Both electric lines and underground gas lines service the Site. Overhead electric lines and an underground gas line that feed the local businesses and residences in the project area are located along Deer Springs Road and Mesa Rock Road. The Site is generally undeveloped. The Project would result in increased demand for natural gas and electricity, and would require the extension of those utilities to the Site. The Community proposes utility easements for power and natural gas services to be located within the proposed roadways. Based on coordination with local service providers, including SDG&E, the Project would be sufficiently served with electricity and natural gas. The proposed use of these utilities and services for the Project would not affect current use of these systems or cause substantial burdens on the local providers. The Community would not create a need for new utility system or supplies, or cause substantial alterations to current conditions of utilities and service providers.

2.5.5 Fire Safety

The Community was located, designed and would be constructed in a manner that provides wildfire defensibility and minimizes the risk of structural loss. Due to the terrain and topography on the Site, the Project was designed to locate neighborhoods and structures such that the likelihood of wildfire spread and encroachment would be minimized. An additional access road (Camino Mayor) is proposed in order to provide both residents and emergency access vehicles with sufficient access to the Site. Fire response travel times to the proposed Site meet the County

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General Plan standard of 5 minutes or less for all structures. Lastly, fuel modification zones have been conservatively sized at 250 feet on either side of development—almost four times the modeled flame length.

A Fire Protection Plan (FPP) was prepared for the Project. The FPP evaluates and identifies the potential fire risk associated with the Project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems and wildfire emergency pre-planning, among other pertinent fire protection criteria. The purpose of the FPP is to generate and memorialize the fire safety requirements of the Deer Springs Fire Protection District (DSFPD) and the San Diego County Fire Authority (SDCFA) along with project-specific measures based on the Site, its intended use, and its fire environment.

The Community would meet or exceed all applicable fire code requirements with the exception of a minor fuel modification area adjacent to three lots that would be modified. Here, an alternative form of protection that provides the same protection level as fuel modification would be provided. The recommendations and conditions provided in the FPP are also consistent with the lessons learned from numerous fires occurring over the last 20 years, including the 2003 and 2007 San Diego County fires.

As determined during the analysis of this Site and its fire environment, the Site in its current condition is considered to include characteristics that, under certain conditions, have the potential to facilitate fire spread. Under extreme conditions, wildfires on the Site could burn erratically and aggressively and result in significant ember production. Once the Community is built, the on-site fire potential will be lower than its current condition due to conversion of wildland fuels to managed landscapes, extensive fuel modification areas, improved accessibility to fire personnel and structures built to the latest ignition-resistant codes.

The entire Site has been designed with fire protection as a key objective as shown on **Figure 32, Fuel Modification Zone Exhibit**, and **Figure 33, Typical Fuel Modification Zone Configuration and Width**. The site improvements are designed to facilitate emergency apparatus and personnel access throughout the Site. Driveway and road improvements with fire engine turnouts and turnarounds provide access to within 150 feet of all sides of every building. Water availability and flow would be consistent with DSFPD requirements including fire flow and hydrant distribution. These features along with the ignition resistance of all buildings, the interior sprinklers and the pre-planning, training and awareness will assist responding firefighters through prevention, protection and suppression capabilities.

Early evacuation for any type of wildfire emergency on the Site is the preferred method of providing for resident safety, consistent with the DSFPD's current approach for other

Newland Sierra Specific Plan

communities and neighborhoods within the District. As such, the Community's Homeowner's Association will formally adopt, practice and implement a "Ready, Set, Go!" approach to site evacuation. The "Ready, Set, Go!" concept is widely known and encouraged by the State of California and most fire agencies. Pre-planning for emergencies, including wildfire emergencies, focuses on being prepared, having a well-defined plan, minimizing potential for errors, maintaining the Site's fire protection systems, and implementing a conservative (evacuate as early as possible) approach to evacuation and site uses during periods of fire weather extremes.

2.5.6 Schools

The Community is within the service boundaries of three public school districts: San Marcos Unified School District, Escondido Union School District, and Escondido Union High School District. Students living within Escondido Union School District would attend North Broadway or Rock Springs Elementary School, Rincon Middle School, and Escondido High School. Students within Escondido Union High School District would attend Escondido High School. **Figure 34, School District Boundaries**, depicts the school district boundaries.

In addition, the Community has reserved a site suitable for a K-8 charter school. Prior to construction of the school, students living in the San Marcos Unified School District would attend Twin Oaks Elementary School, Woodland Park Middle School, and Mission Hills High School.

2.5.7 Wireless Facilities

Proposed wireless facilities will be subject to the standards and requirements set forth in Sections 6980–6991 of the San Diego County Zoning Ordinance (SDCZO).

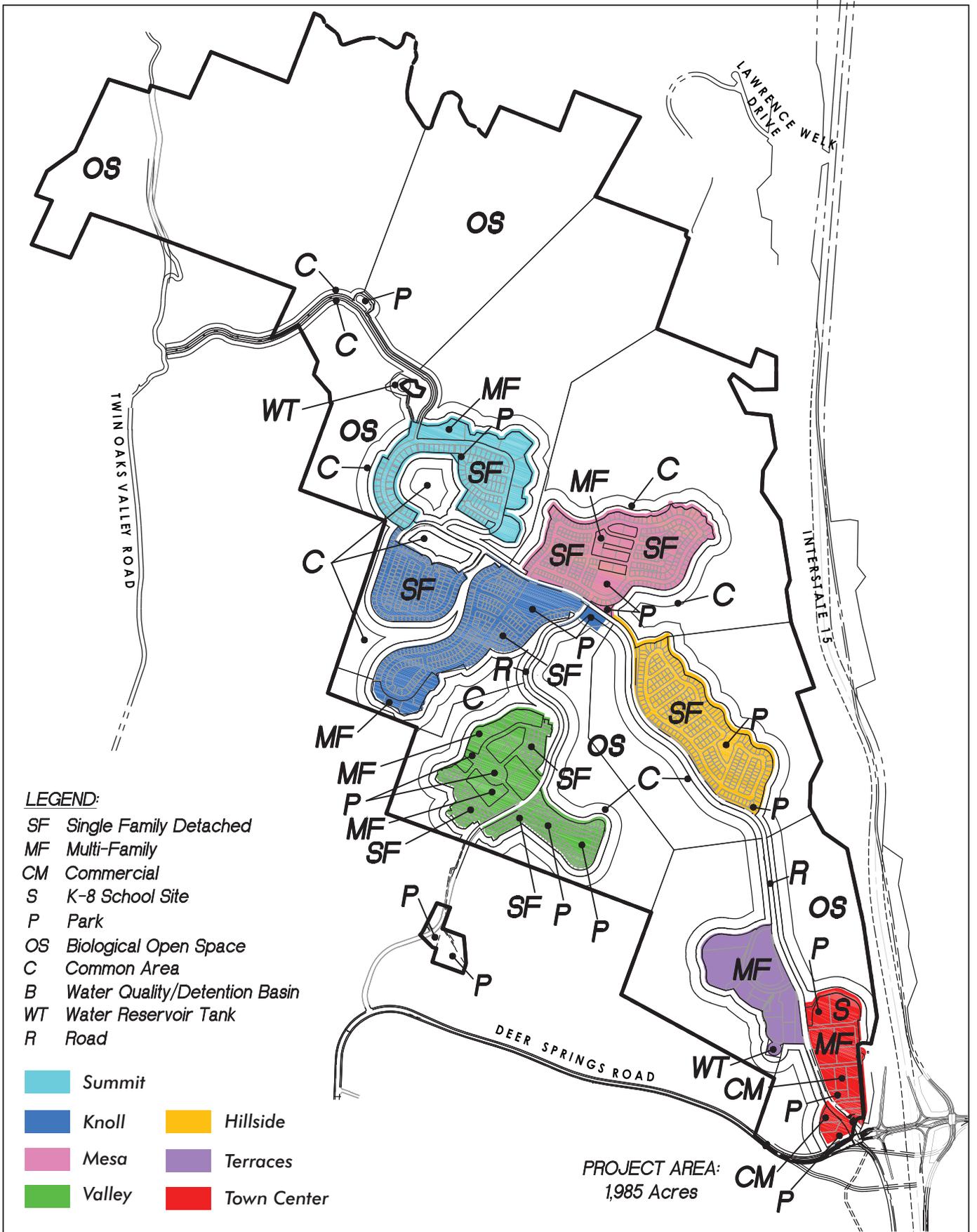


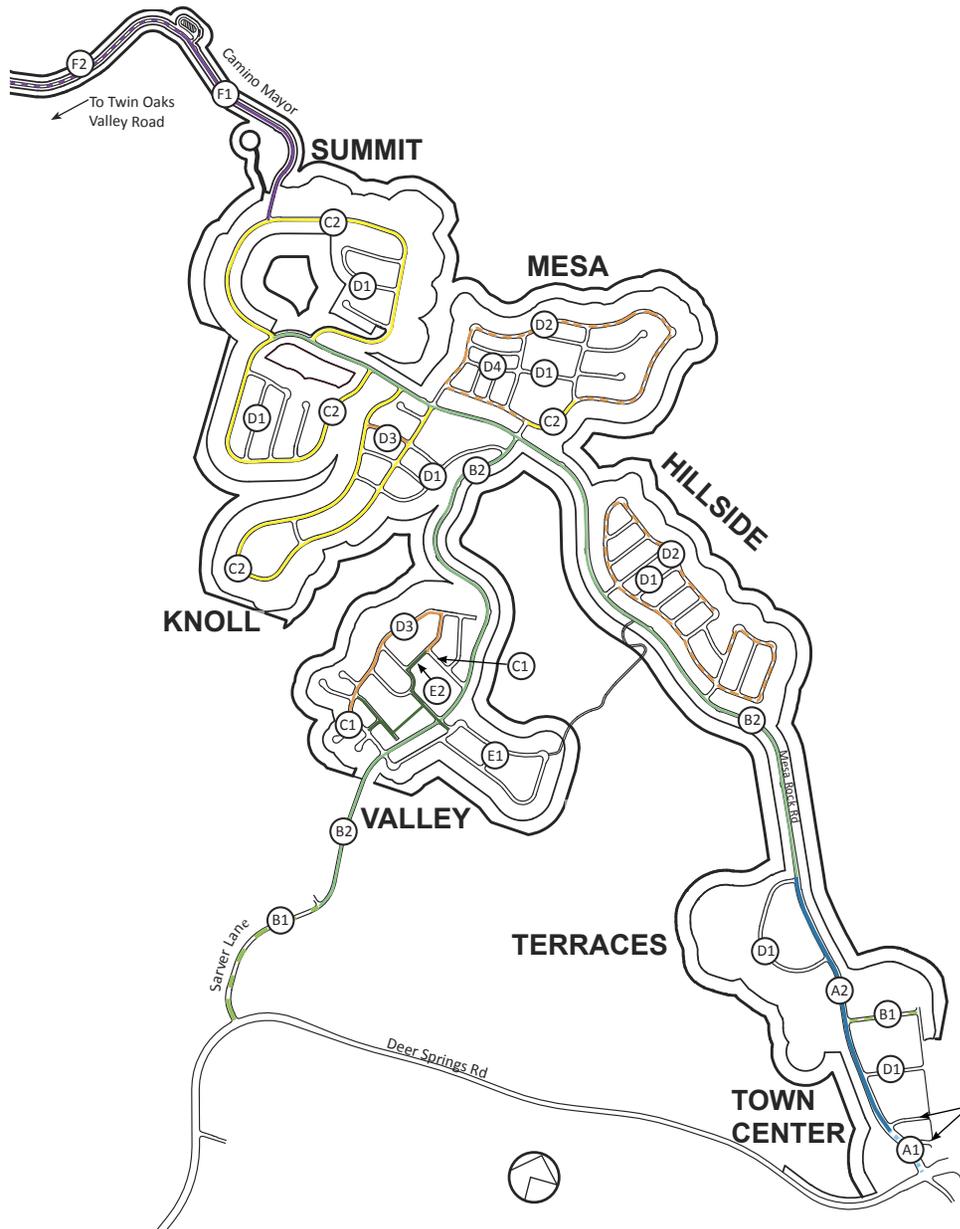
FIGURE 12
Specific Plan Map

Newland Sierra Specific Plan

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Newland Sierra Specific Plan

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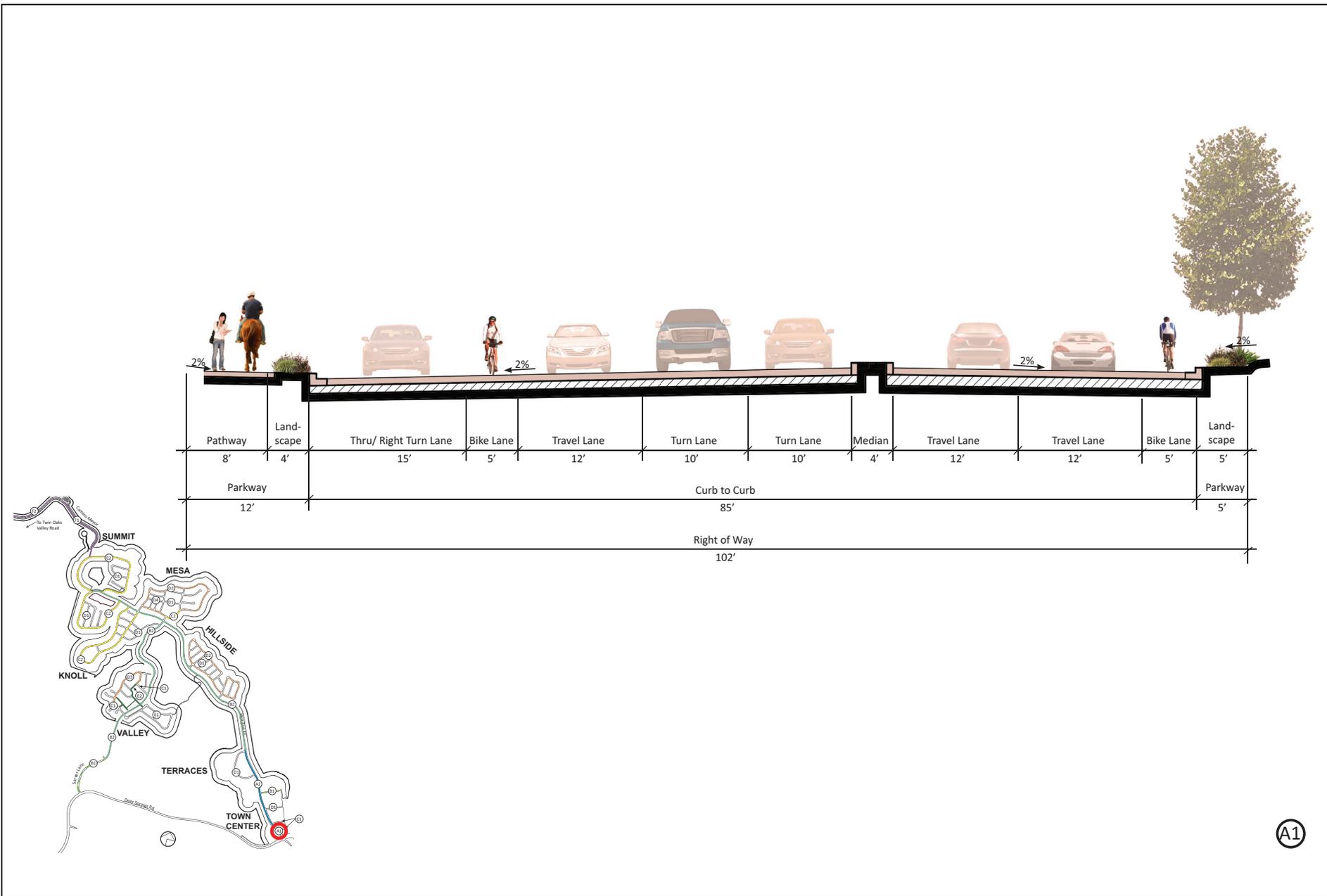


Road Section	Road Classification	Public/ Private	Proposed	
			# Lanes / Lane Width	ROW
A1	Modified Boulevard w/ Raised Median	Public	6/varies	102'
A2	Modified Boulevard w/ Intermittent Turn Lane	Public	4/12'	89'
B1	Modified Light Collector w/ No Median	Public	2/12'	60'
B2	Modified Light Collector w/ Reduced Shoulder	Public	2/12'	66'
C1	Residential Collector	Public	2/12'	60'
C2	Modified Residential Collector	Public	2/12'	65'-71'
D1	Residential Road	Public	2/12'	56'
D2	Modified Residential Road	Public	2/12'	65'
D3	Modified Residential Road w/ Parkway	Public	2/12'	61'
D4	Residential Loop	Public	2/12'	52'
E1	Modified Residential Road	Public	2/12'	46'
E2	Modified Residential Road w/ Parkway	Public	2/12'	56'
F1	Camino Mayor - Modified Hillside Residential Street w/ Parkway	Public	2/14'	44'
F2	Camino Mayor - Modified Hillside Residential Street	Private	2/14'	40'

FIGURE 14
Road Sections Key Map
 Newland Sierra Specific Plan

Newland Sierra Specific Plan

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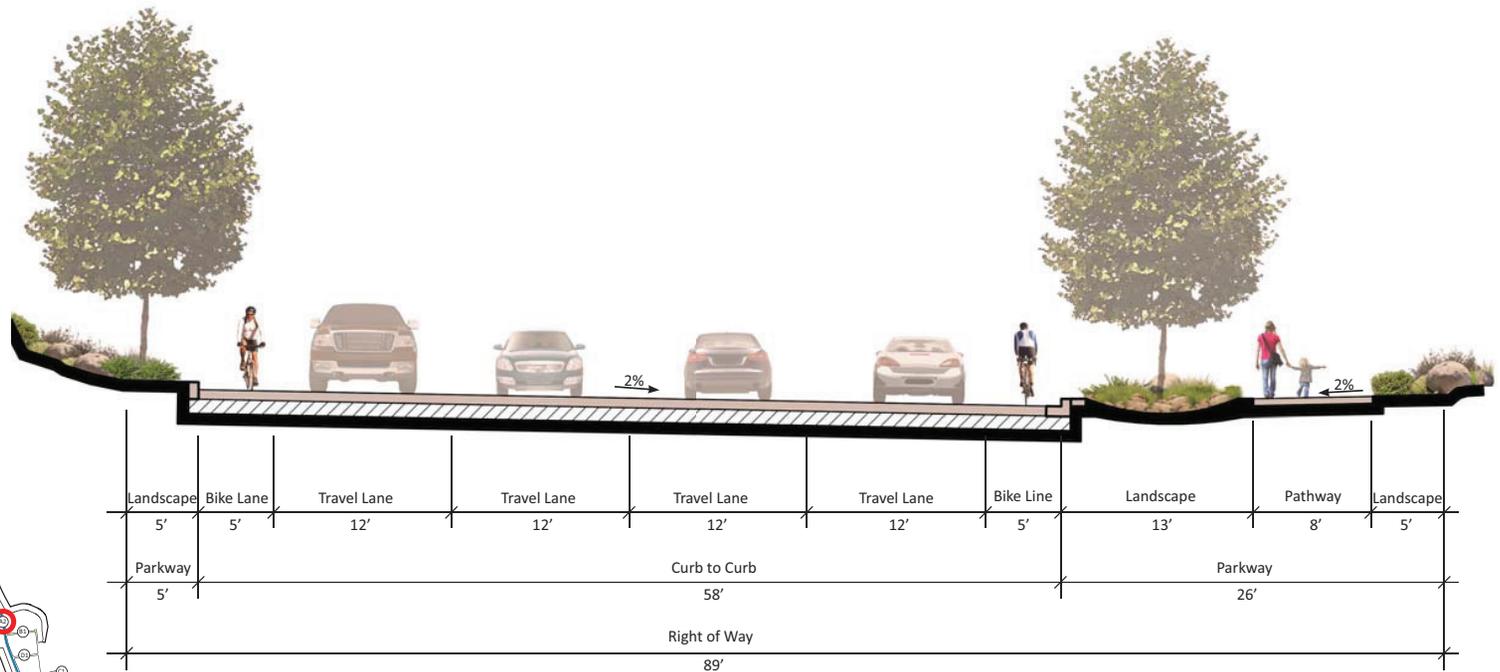
A1

FIGURE 15
Public Modified Boulevard with Raised Median

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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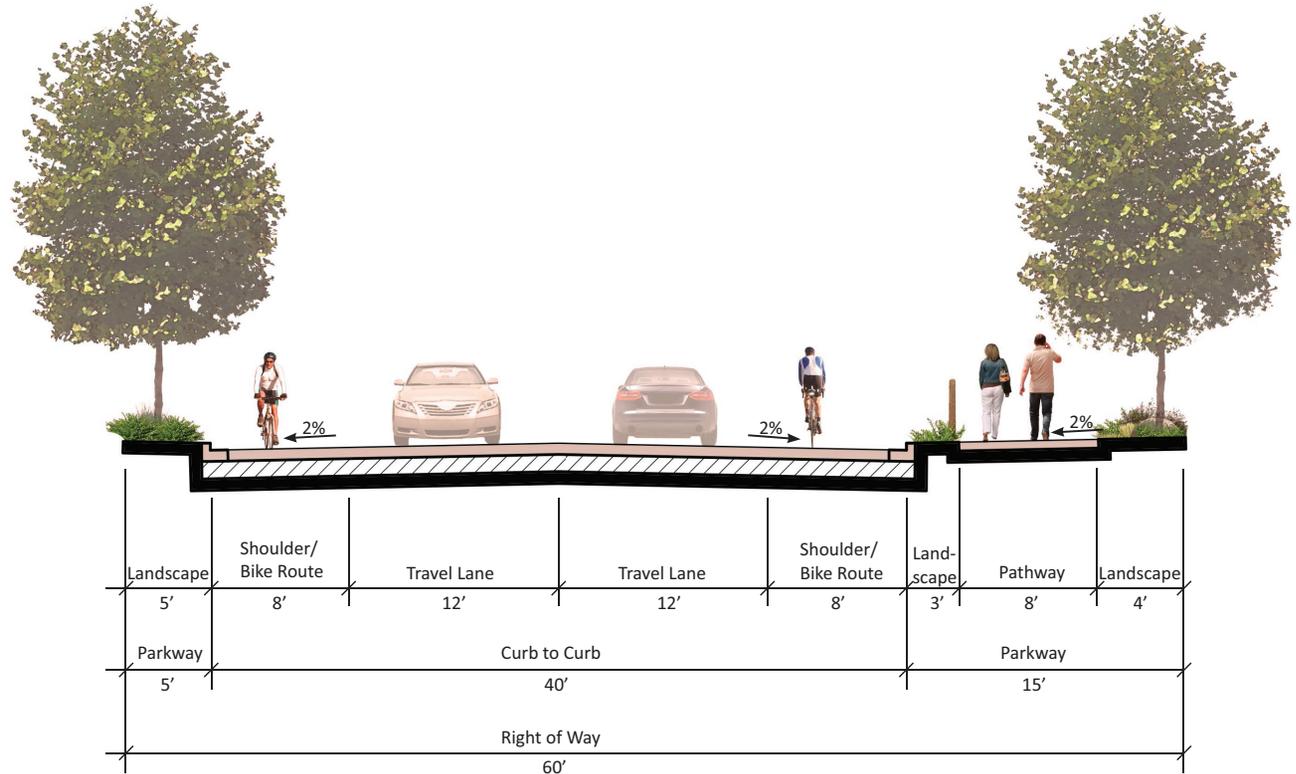
(A2)

FIGURE 16
Public Modified Boulevard with Intermittent Turn Lane

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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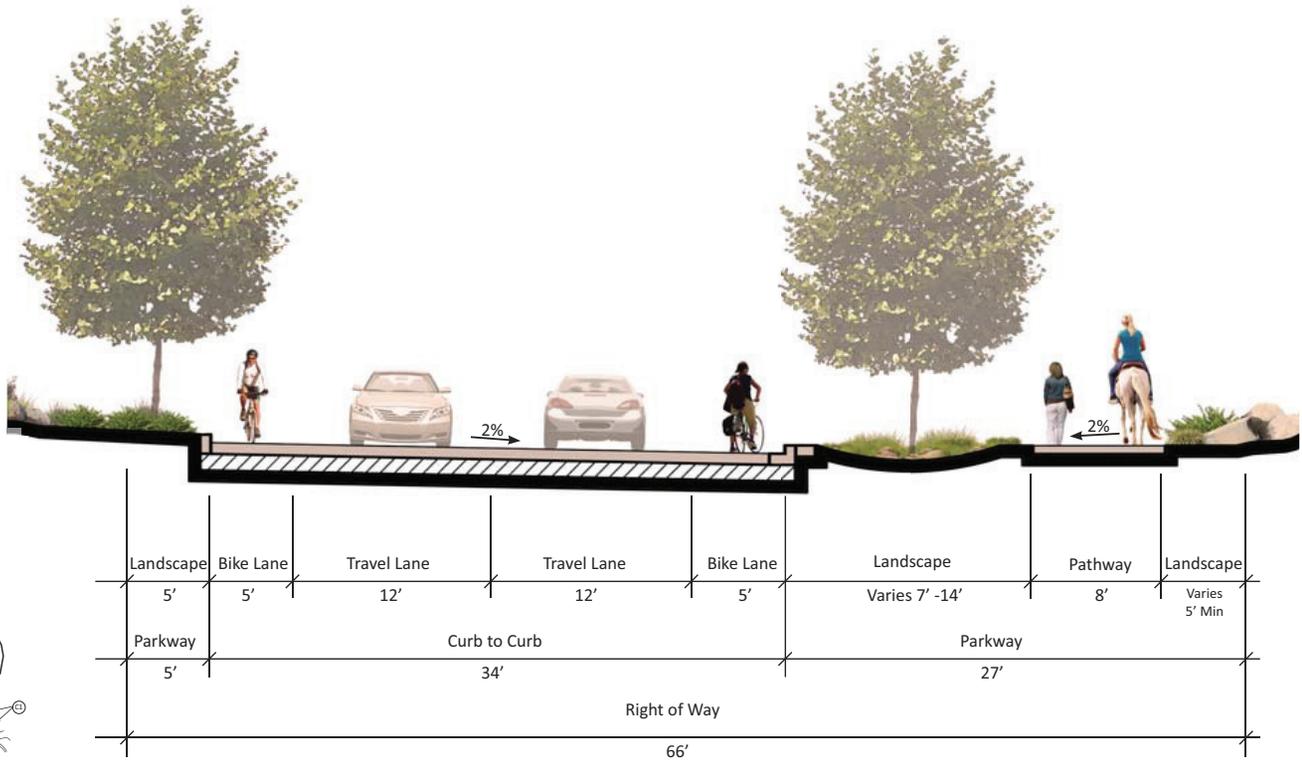
(B1)

FIGURE 17
Public Modified Light Collector with No Median

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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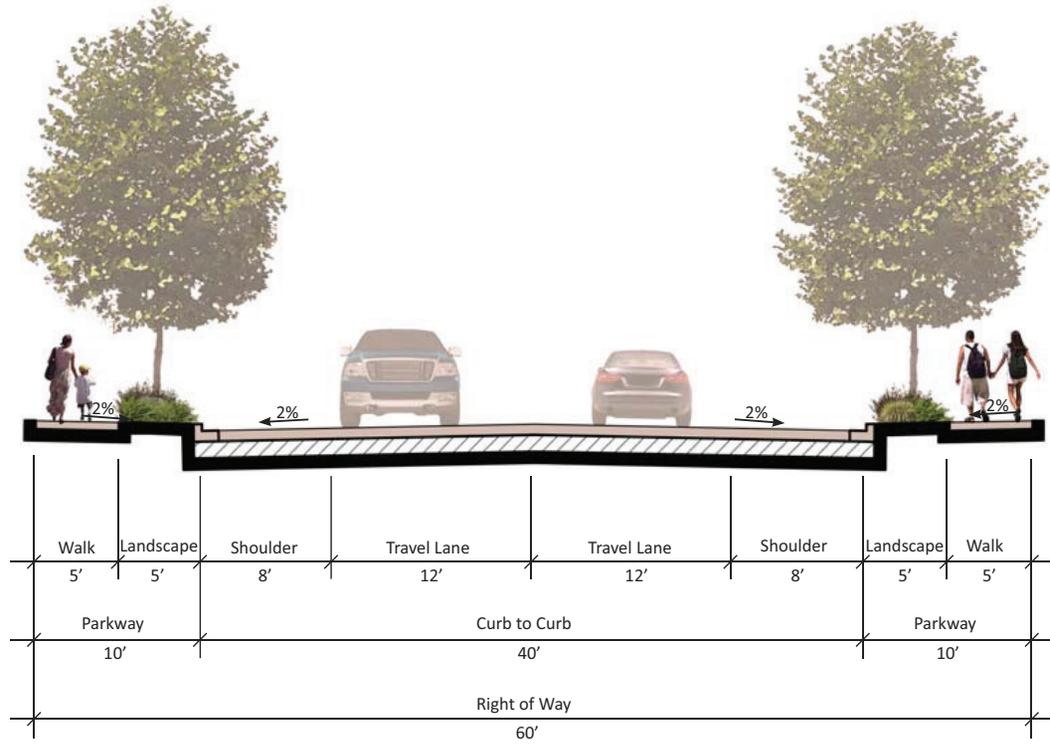
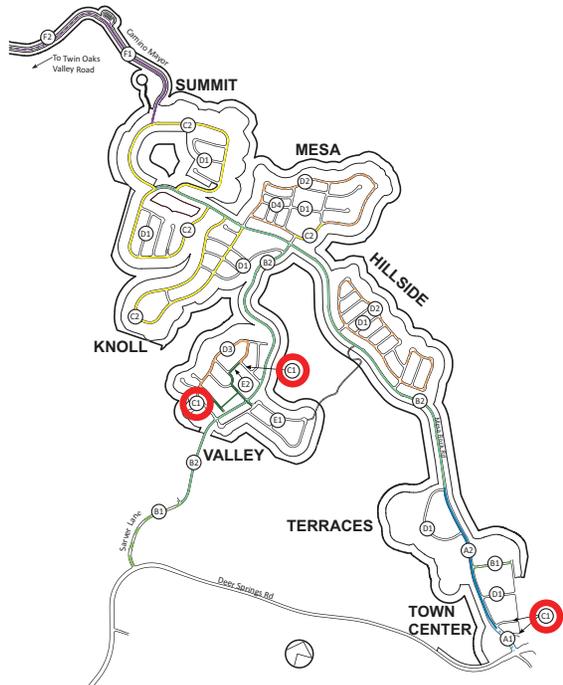


(B2)

FIGURE 18
Public Modified Light Collector with Reduced Shoulder
 Newland Sierra Specific Plan

Newland Sierra Specific Plan

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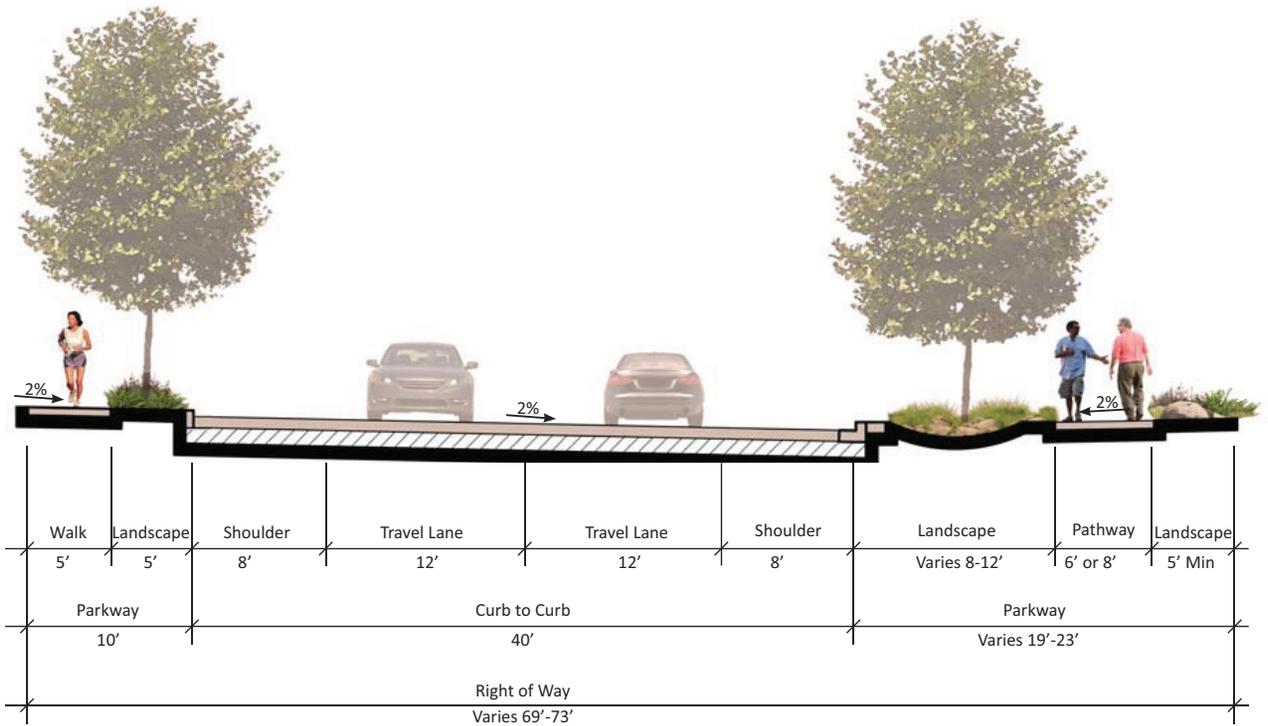
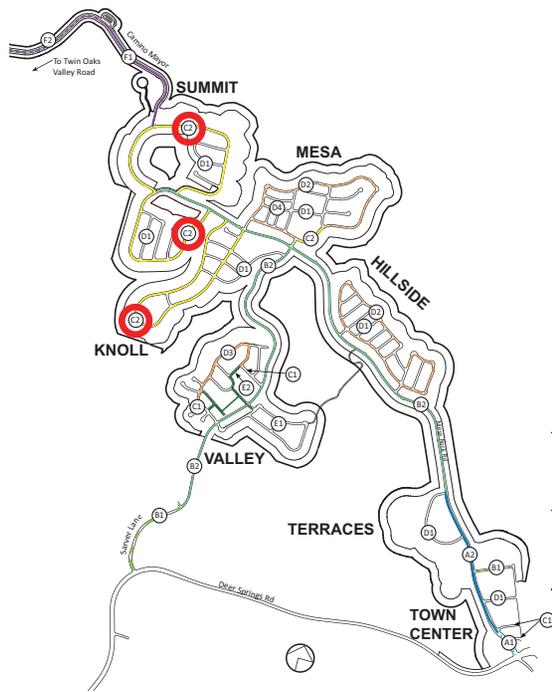


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FIGURE 19
Public Residential Collector
 Newland Sierra Specific Plan

Newland Sierra Specific Plan

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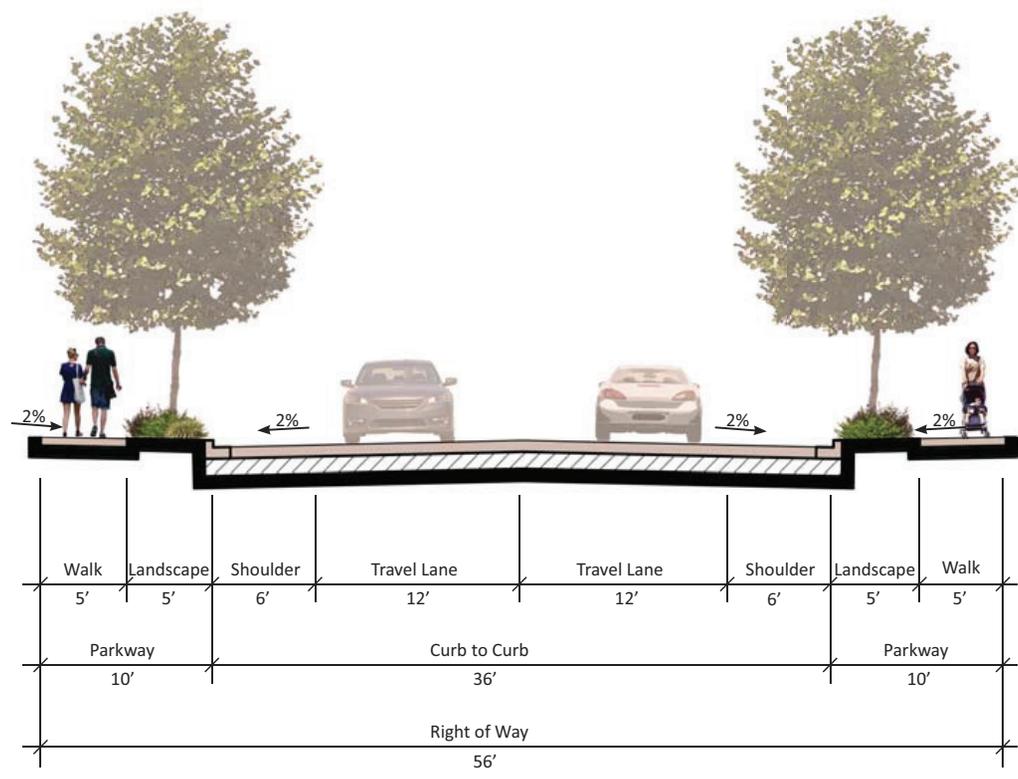
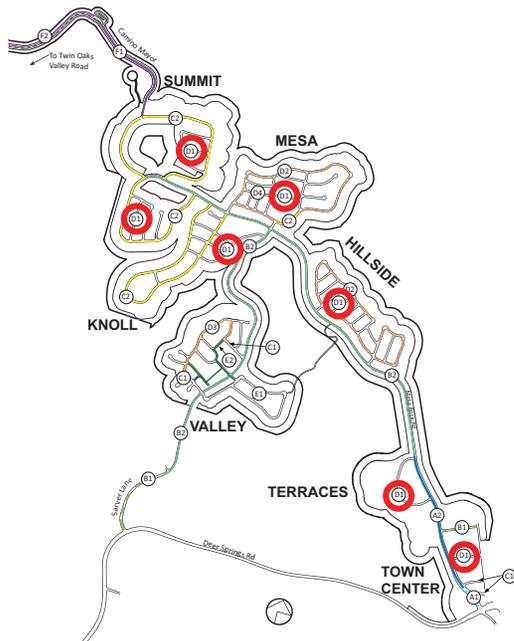
C2

FIGURE 20
Public Modified Residential Collector

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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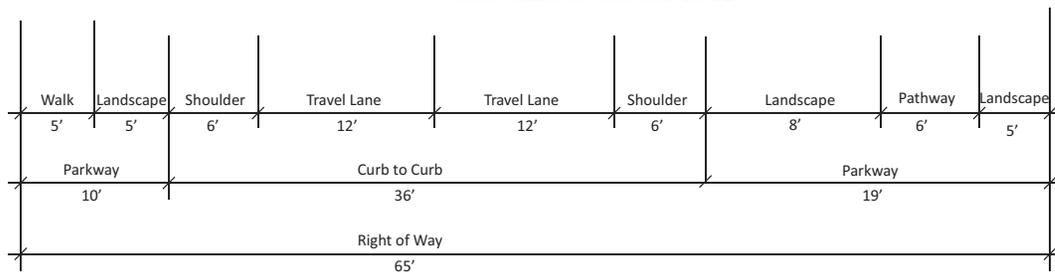
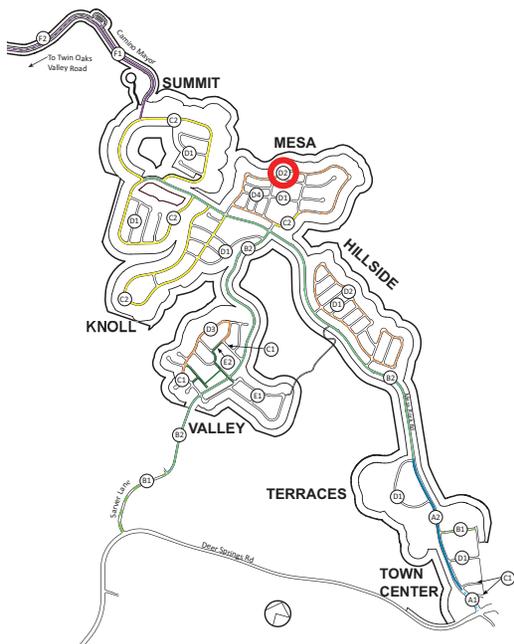


D1

FIGURE 21
Public Residential Road
 Newland Sierra Specific Plan

Newland Sierra Specific Plan

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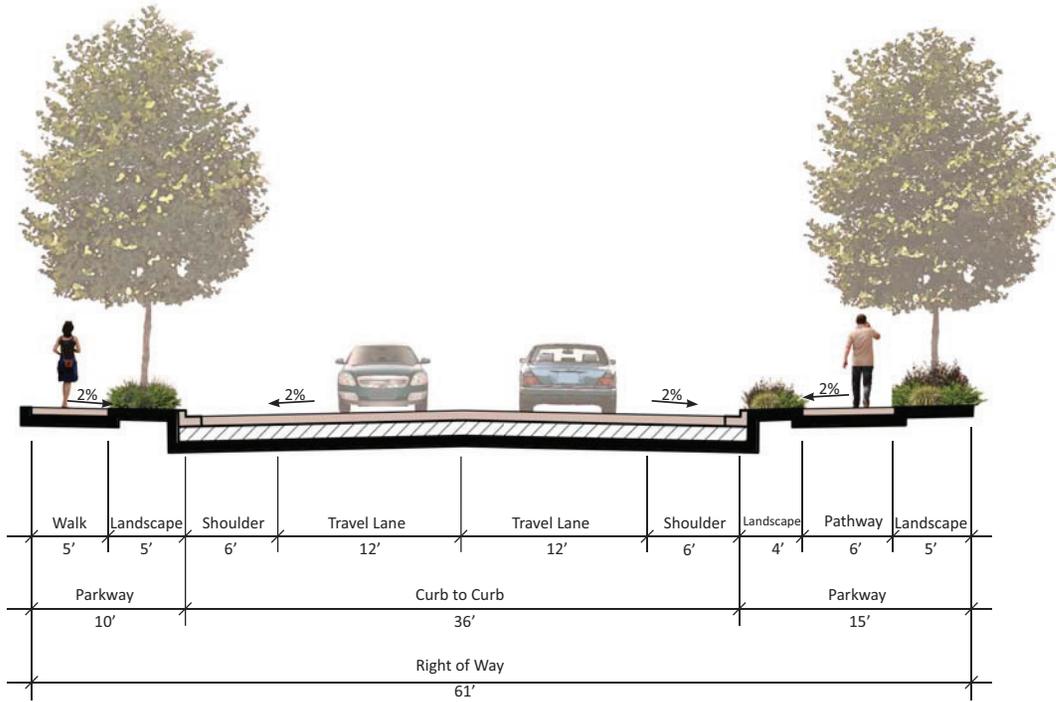
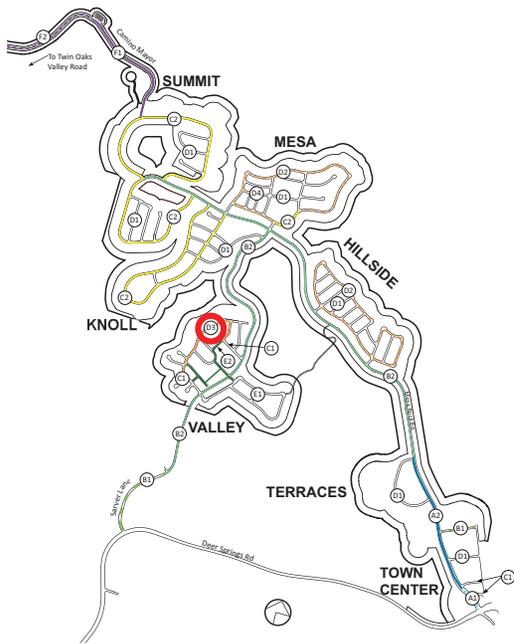


D2

FIGURE 22
Public Modified Residential Road

Newland Sierra Specific Plan

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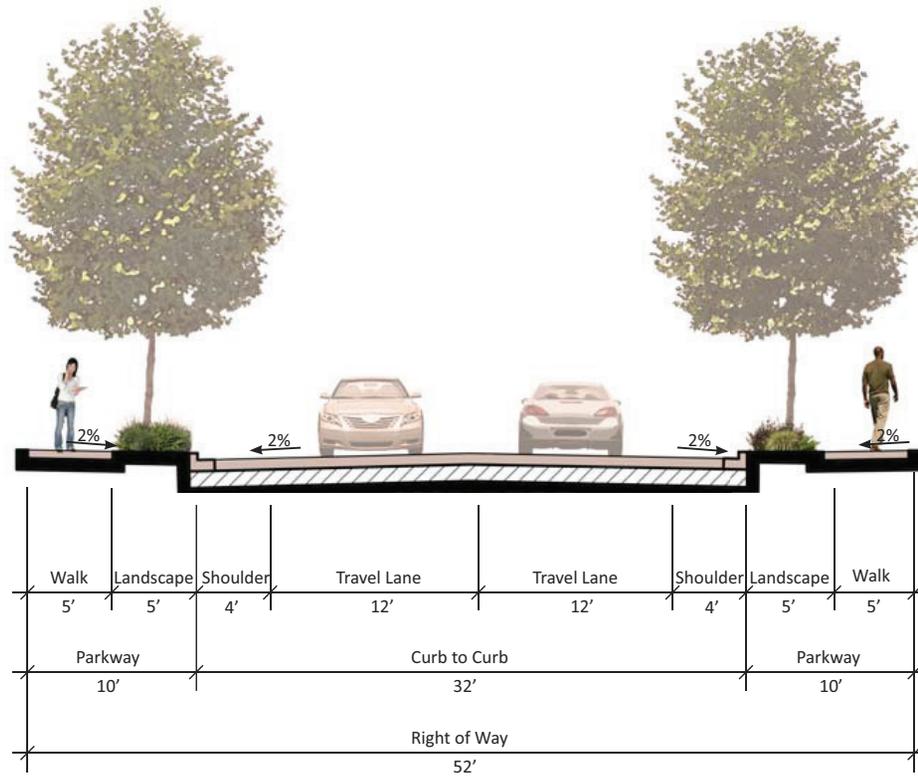
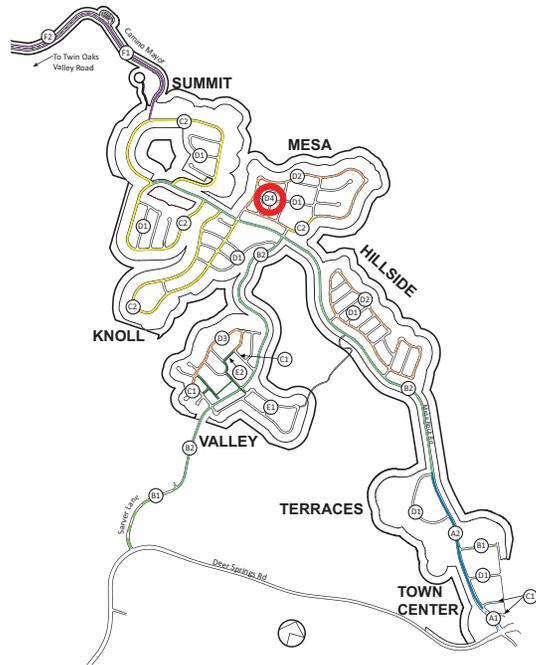
D3

FIGURE 23
Public Modified Residential Road with Parkway

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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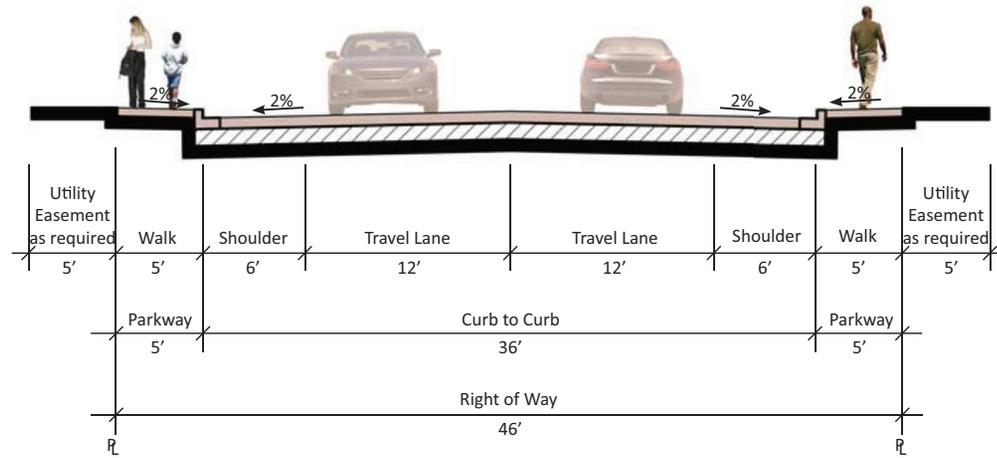
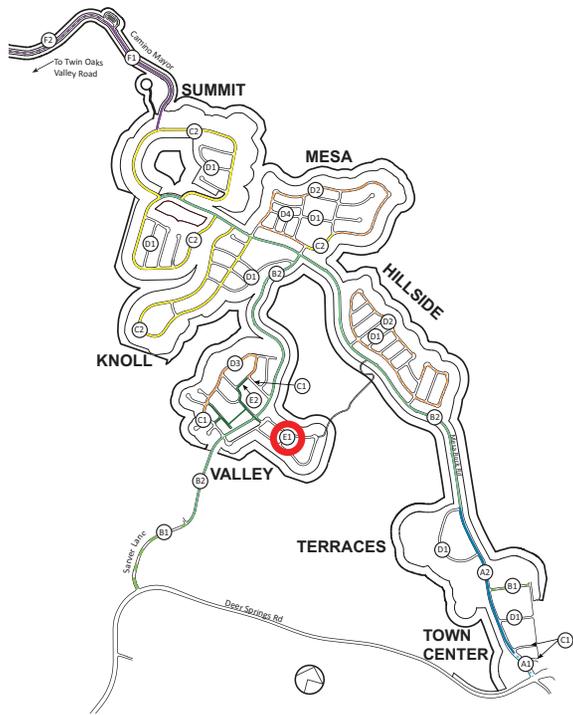


D4

FIGURE 24
Public Residential Loop
 Newland Sierra Specific Plan

Newland Sierra Specific Plan

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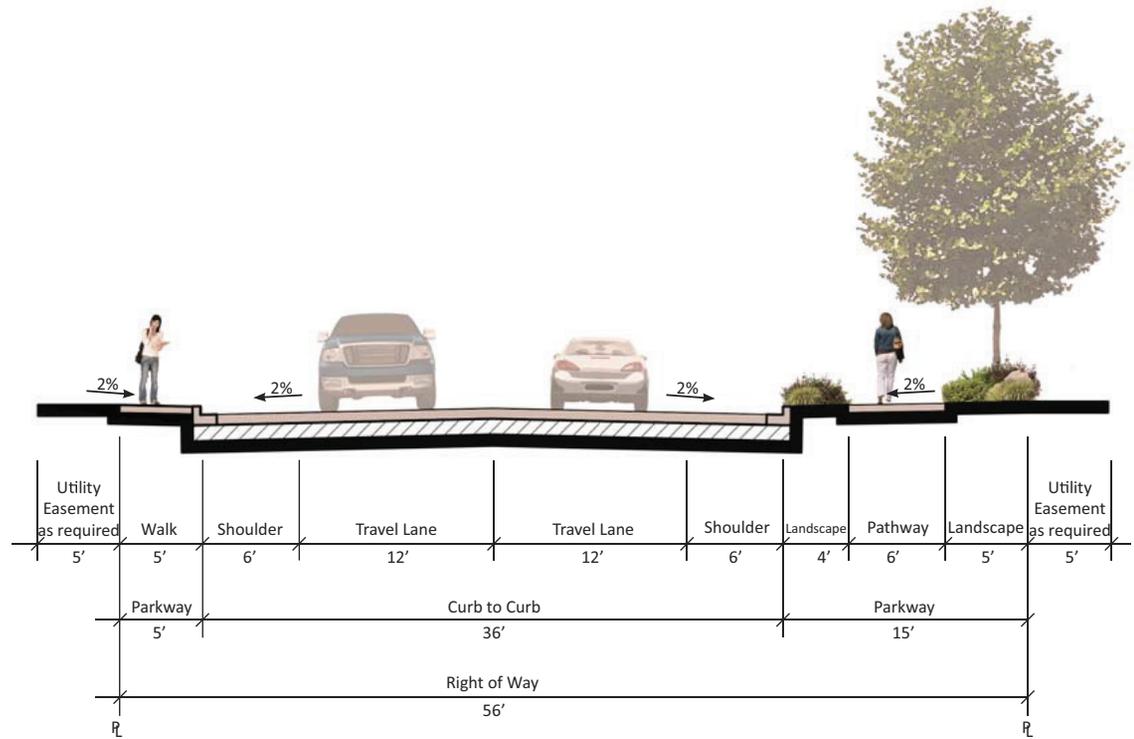
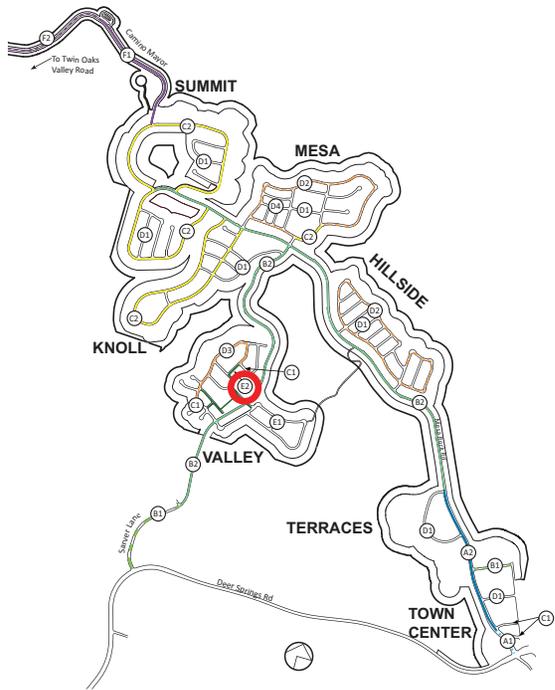
E1

FIGURE 25
Public Modified Residential Road

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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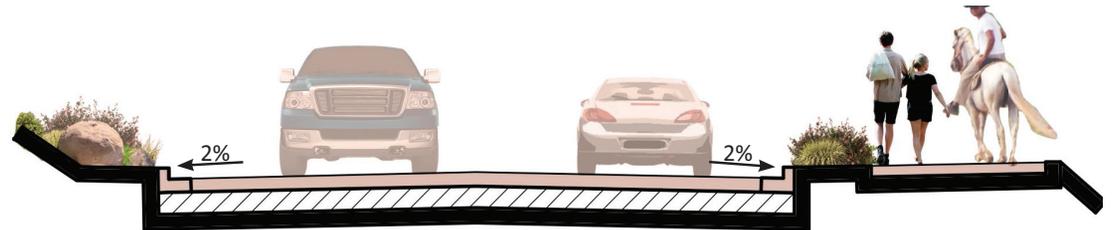
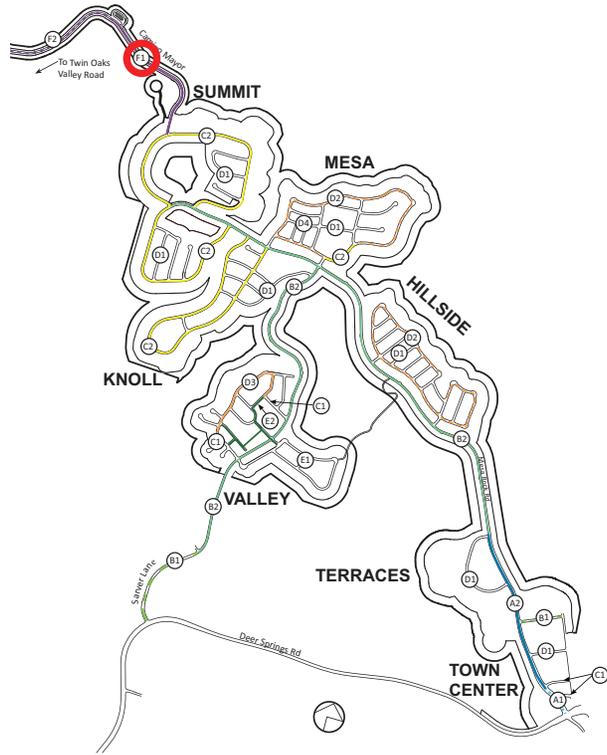


E2

FIGURE 26
Public Modified Residential Road with Parkway

Newland Sierra Specific Plan

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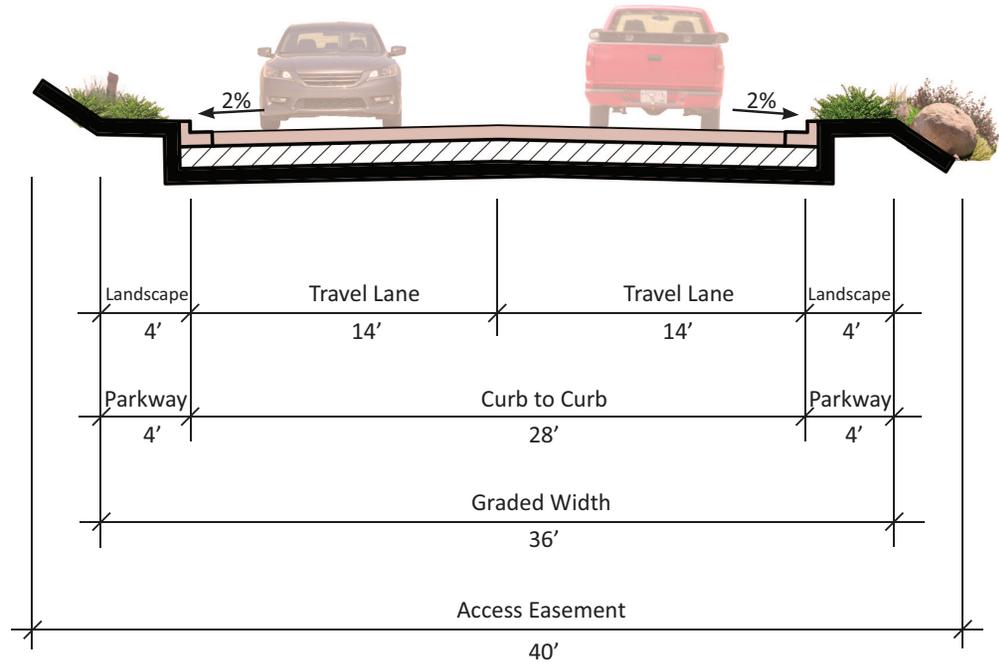
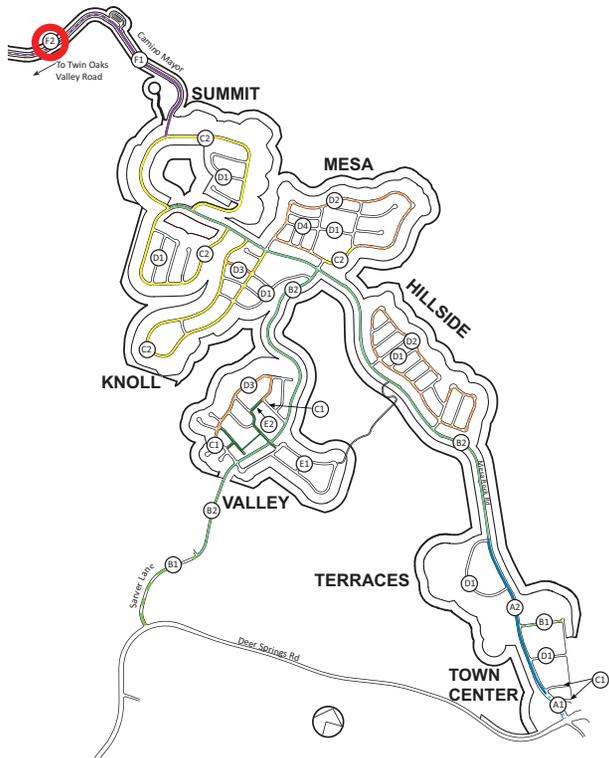
Landscape	Travel Lane	Travel Lane	Landscape	Pathway
4'	14'	14'	4'	8'
Parkway	Curb to Curb		Parkway	
4'	28'		12'	
Right of Way				
44'				

F1

FIGURE 27
Camino Mayor—Public Modified Residential Street with Pathway

Newland Sierra Specific Plan

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F2

FIGURE 28
Camino Mayor–Private Modified Residential Street

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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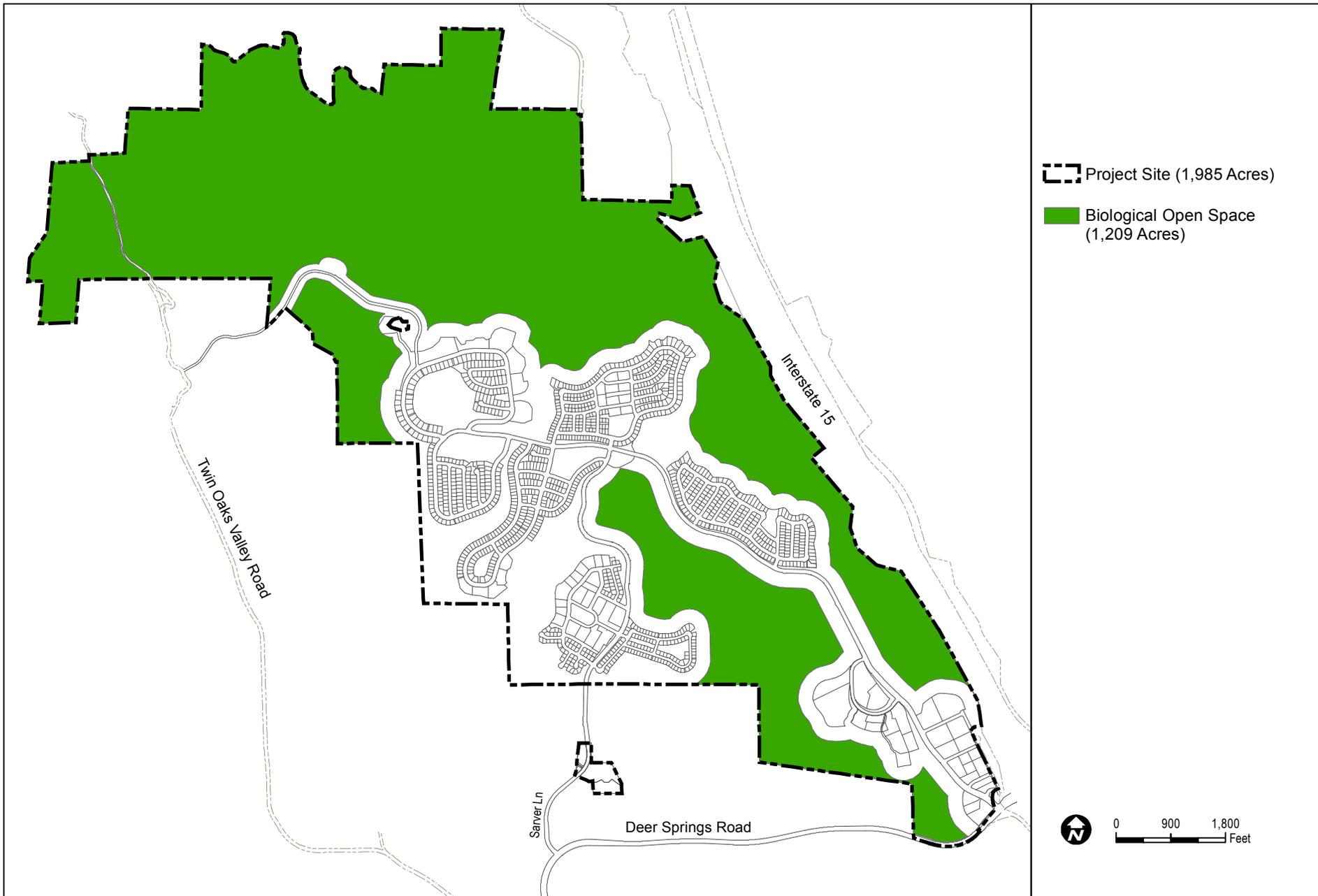


FIGURE 29
Biological Open Space

Newland Sierra Specific Plan

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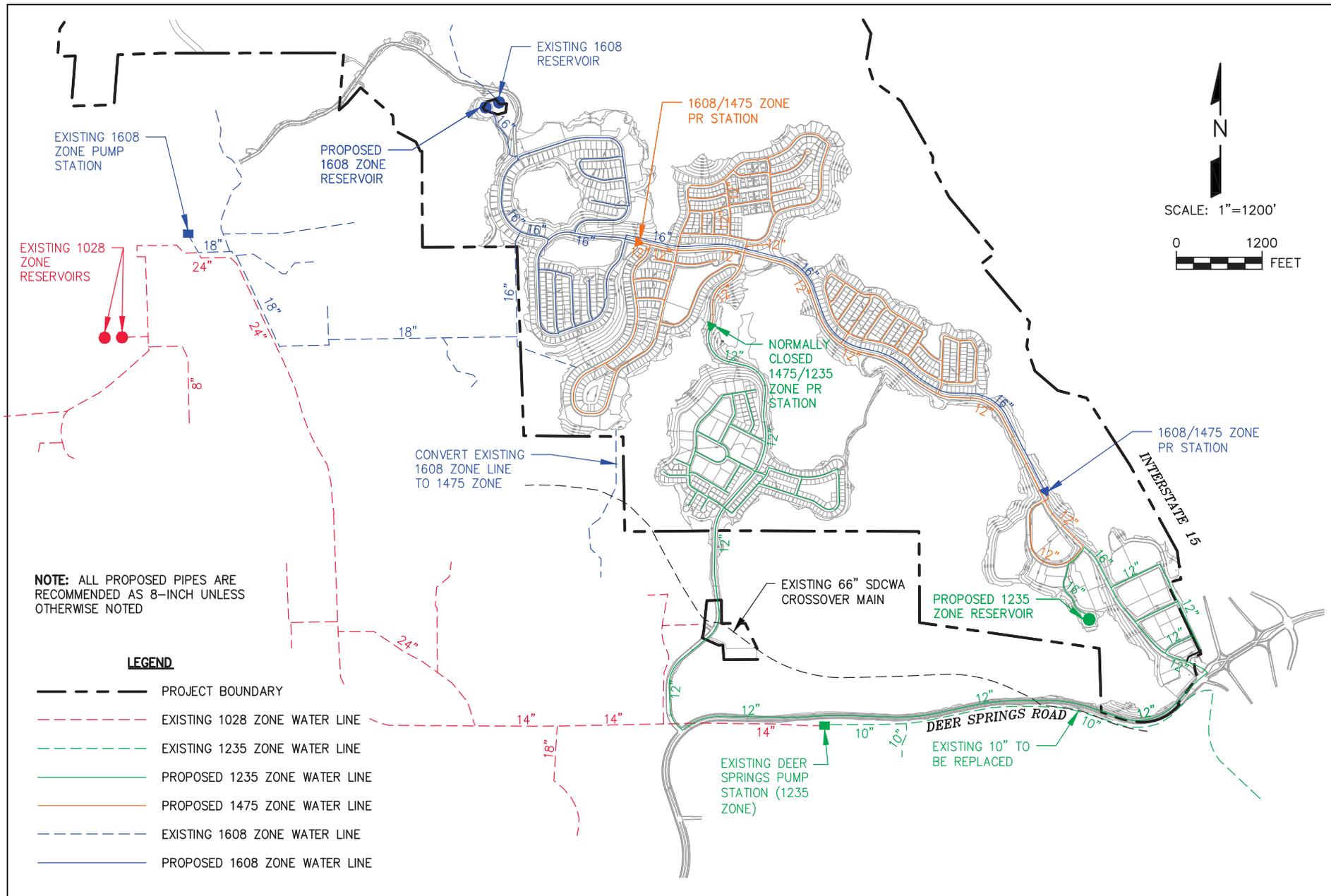


FIGURE 30
Water Supply

Newland Sierra Specific Plan

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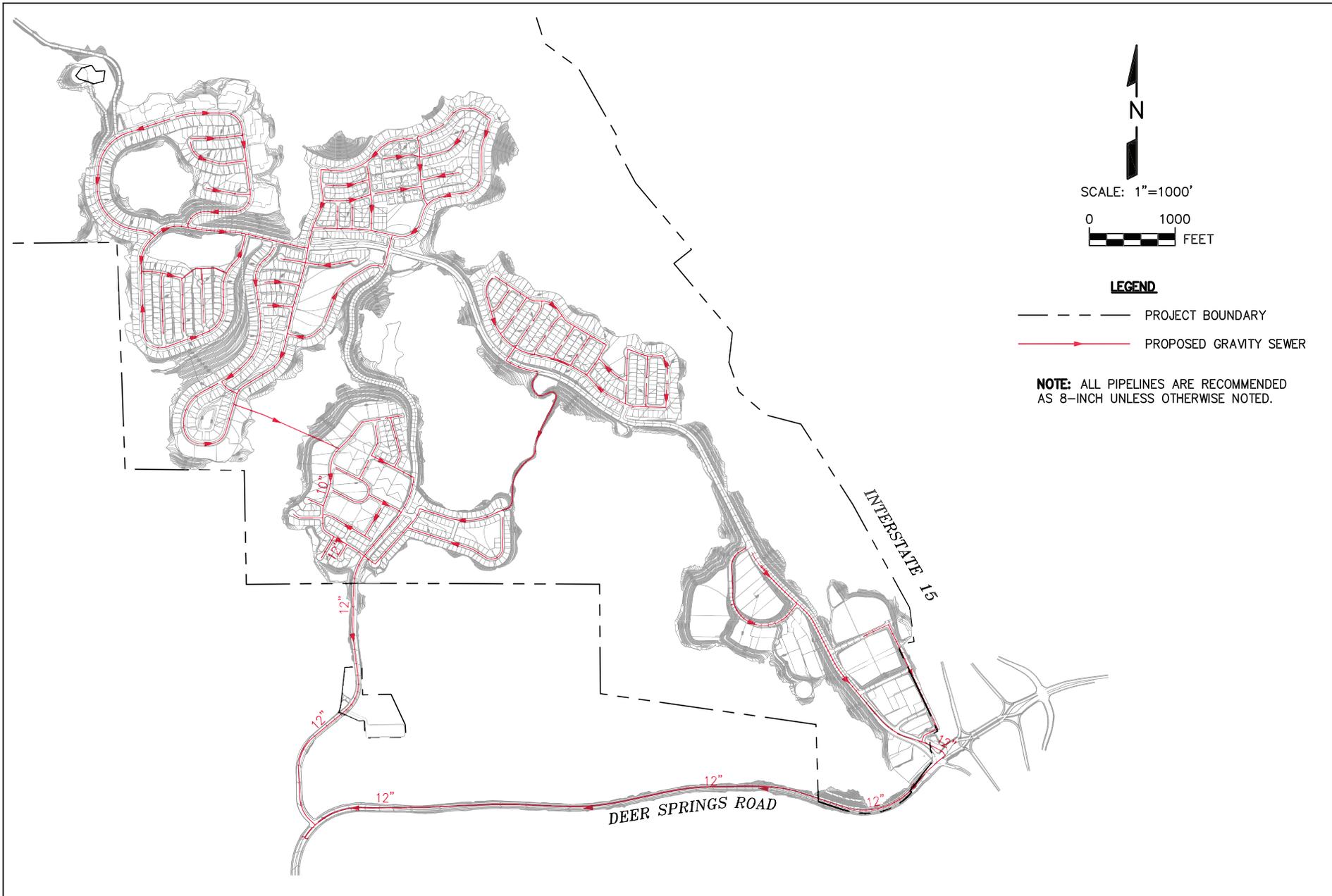


FIGURE 31
Sewer Collection System
 Newland Sierra Specific Plan

Newland Sierra Specific Plan

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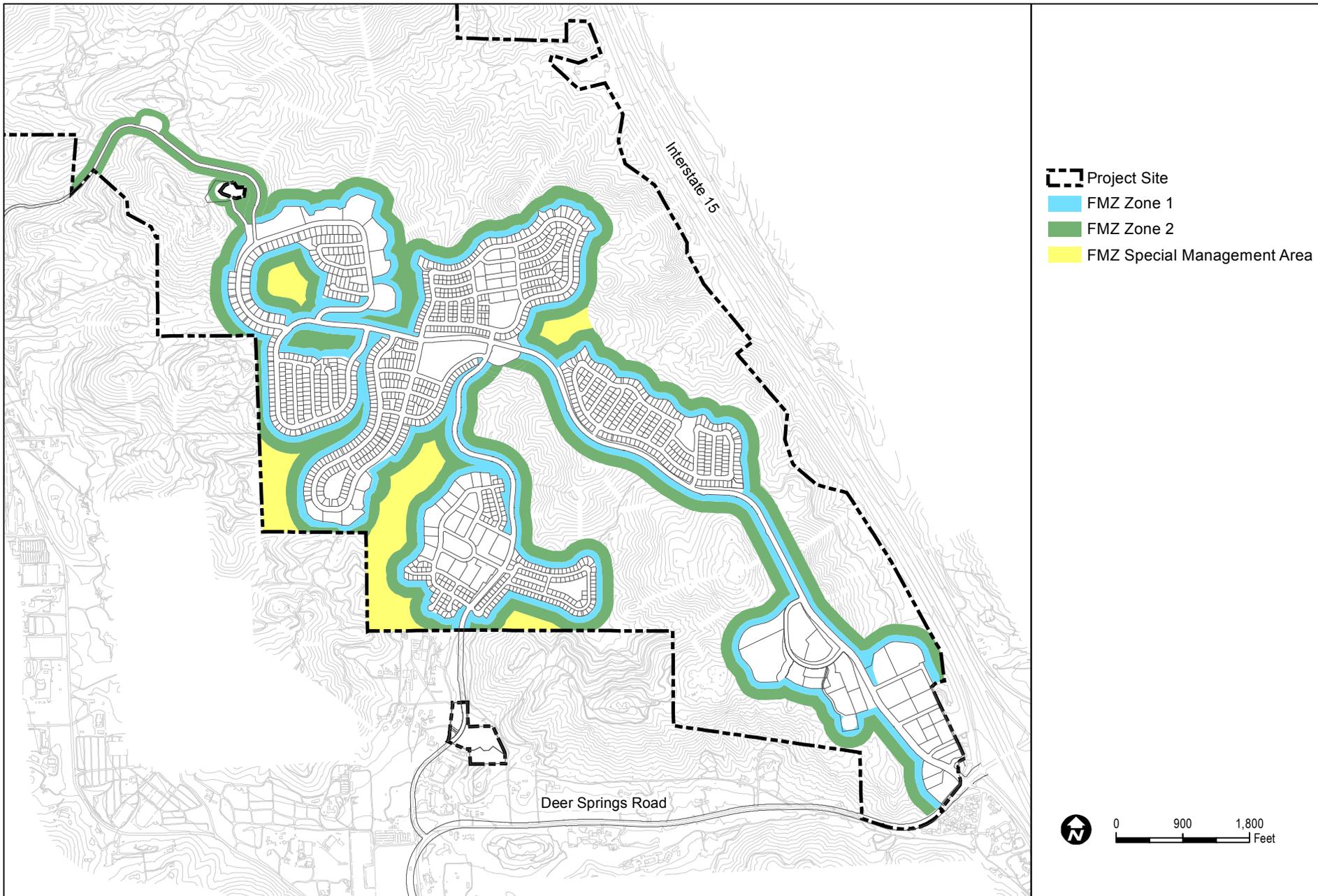


FIGURE 32
Fuel Modification Zone Map

Newland Sierra Specific Plan

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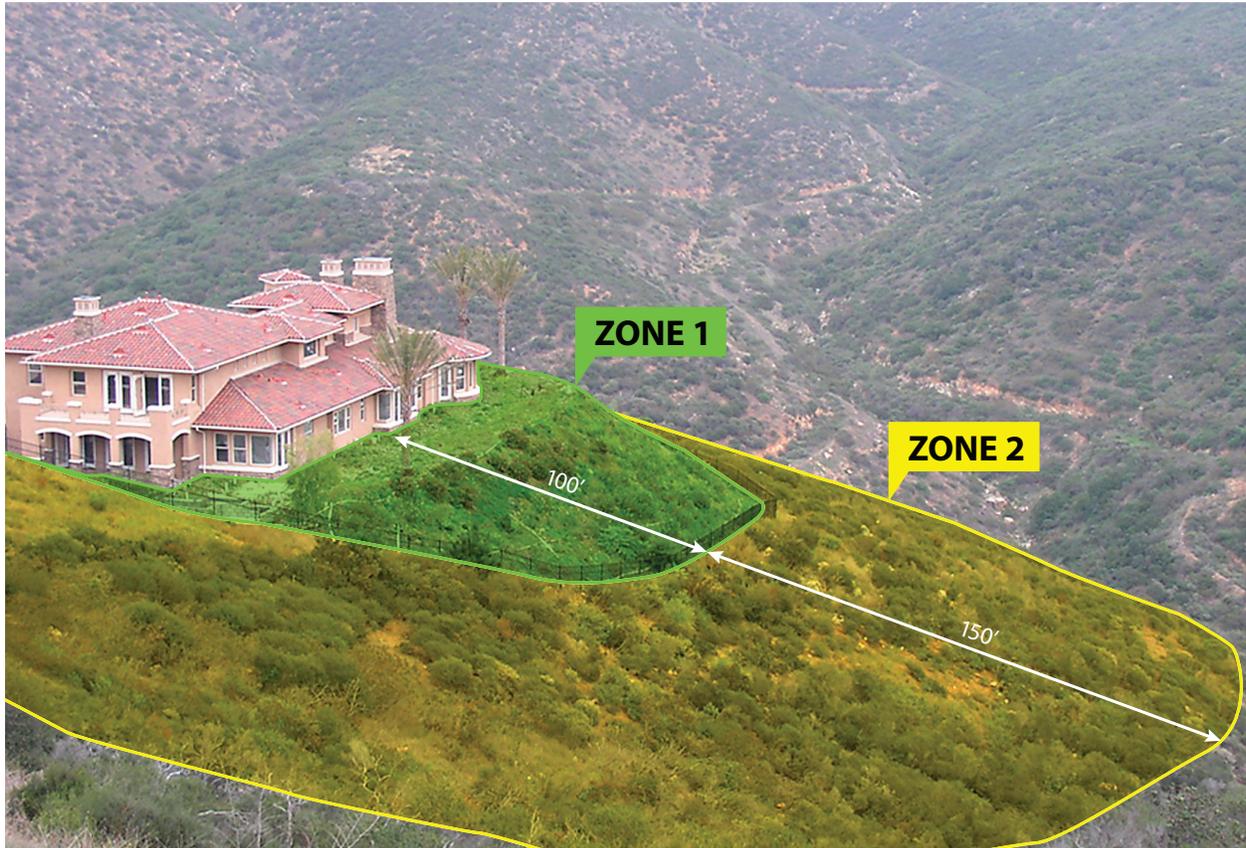
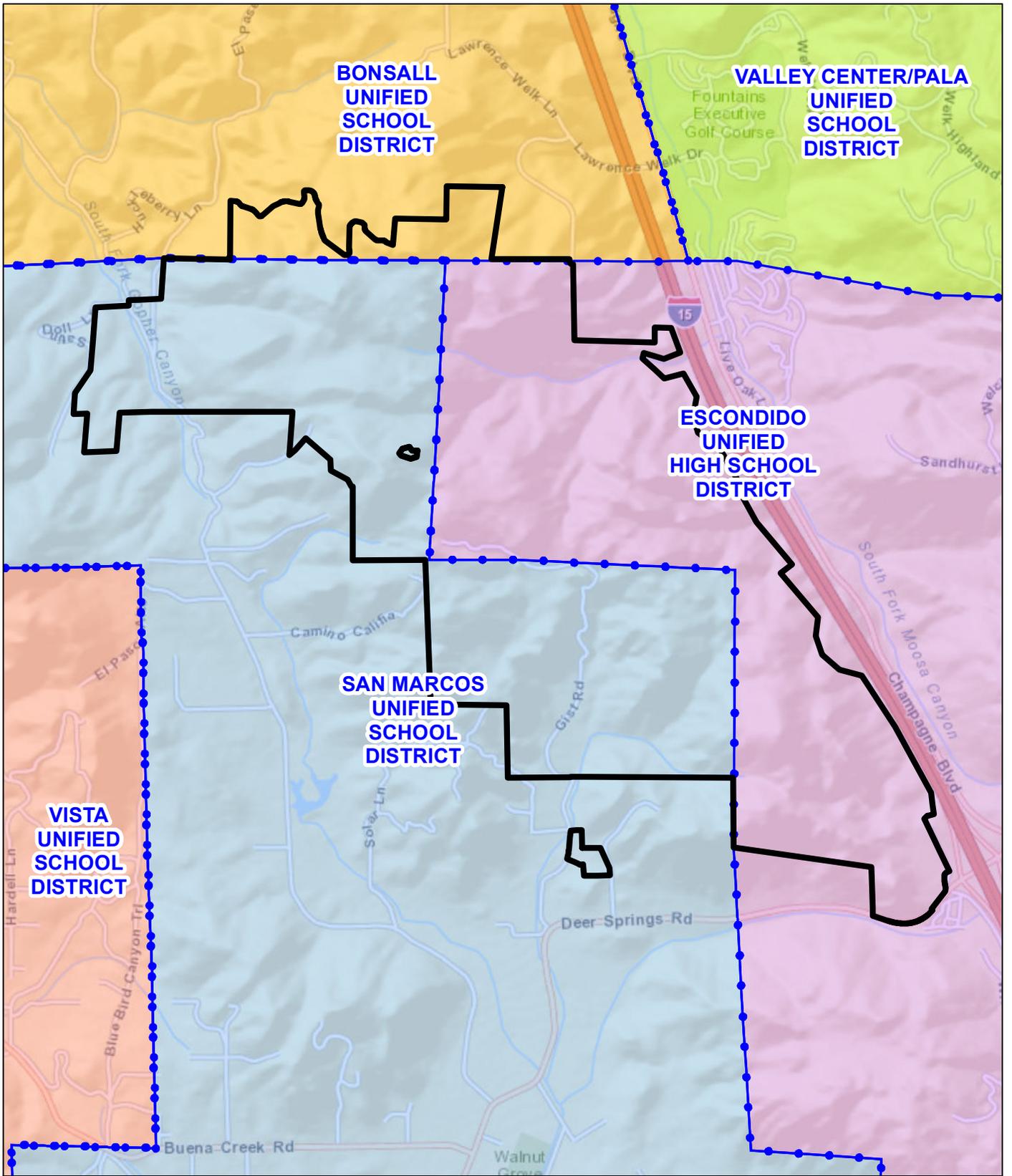


FIGURE 33
Typical Fuel Modification Zone Configuration and Width

Newland Sierra Specific Plan

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0 1,000 2,000 Feet



Project Site



School District Boundaries

FIGURE 34
School District Boundaries

Newland Sierra Specific Plan

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3 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Organization of this Chapter

This chapter is divided into seven main sections:

- 3.1 **Community Design Concepts:** A description of the core elements of the Community vision to help provide direction for future development.
- 3.2 **Mobility:** Streetscape and road design criteria for both vehicular and non-vehicular circulation.
- 3.3 **Zoning Requirements:** Criteria to determine recommended product types, setbacks, open space requirements, and other pertinent technical data relating to Site and architecture design.
- 3.4 **Community Wide Development Standards and Design Guidelines:** A description of the Community-wide standards and design guidelines to help shape the character of the Project.
- 3.5 **Commercial Development Standards and Design Guidelines:** A description of the commercial standards and design guidelines to help shape the character of the Town Center.
- 3.6 **Residential Development Standards and Design Guidelines:** A description of the residential standards and design guidelines to help shape the character of the Project.
- 3.7 **Landscape Standards and Design Guidelines:** A description of the planting character, plant palette, and parks and trails, to help shape the character of the Project.

3.1 Community Design Concepts

The following Development Standards and Design Guidelines are intended to provide the framework for future development pursuant to the Specific Plan Goals and Policies (Section 2.1). A series of five overarching themes guide the planning process and include land stewardship, connectivity, healthy communities, homes and neighborhood diversity, and sustainability. Descriptions of these five core elements are as follows:

1. **Land Stewardship:** The natural character, primary land forms, view corridors and agricultural heritage of the surrounding area should be preserved and integrated into the Community fabric by clustering development, creating cohesive open space networks, grading in response to existing topography and hydrology, and using materials and forms that reflect the region's agrarian history. The watershed boundaries shall be maintained,

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water discharge from the Site treated, and development edge conditions that support fire safety shall be created and maintained.

2. **Connectivity:** Roads and community trails shall be designed to reinforce a visibly rural community character. These roads and trails connect neighborhoods to community amenities and regional trails while considering relationships to North County transit facilities, park and ride, and shuttle opportunities. The placement and design of the Town Center and commercial area creates a hub for connections to both the local and regional community.
3. **Healthy Communities:** In order to foster healthy, active living, Community design shall provide natural connections with access to parks, trails, and open space. Project design shall integrate the retention of basins and swales into the neighborhoods and trail system. The design shall also address the specific preferences and needs of future Community residents by creating flexible and adaptable infrastructure and programs that cultivate an environment of wellness and lifelong learning.
4. **Homes and Neighborhood Diversity:** The homes and neighborhoods shall be constructed to represent a broad diversity of housing types in each planning area and follow a regulating plan to ensure appropriate placement and styling of the homes throughout the neighborhoods. Design shall reflect the rural architectural character that maximizes the natural resources of the Site with indoor/outdoor living opportunities. Community design shall use density as a tool to reduce development footprint and to reinforce placemaking (i.e., create public spaces to promote health and well-being) within the neighborhoods.
5. **Sustainability:** Whole systems approach to sustainable development shall be utilized to maximize natural efficiencies and functions while responding to the natural terrain, hydrology, and vegetation. Watershed protection shall be integrated into design solutions. All new landscapes shall be blended with the surrounding native character and be drought resistant and/or productive. Advanced sustainable technologies and design approaches shall be integrated into the design and construction of all Community facilities and infrastructure.

3.2 Mobility Network

3.2.1 Off-Site Circulation Plan

Access to the Community is from Deer Springs Road, a Mobility Element Road, which connects to Mountain Meadow Road on the east and Twin Oaks Valley Road to the south. Primary Community access is at two points off Deer Springs Road—Mesa Rock Road on the east and Sarver Lane on the west. The Community would dedicate and construct one of the two scenarios for Deer Springs Road: Option A or Option B as shown on the Tentative Map.

Newland Sierra Specific Plan

The Community proposes to dedicate and install a Community Trails segment along the north side of Deer Springs Road from Mesa Rock Road to the City of San Marcos limits. This public trail would be built as a Type D, Pathway (Typical).

3.2.2 On-Site Circulation Plan

The mobility network plays an important role in the functional aspects and visual character of the Community (see **Figure 14, Road Sections Key Map**). Street character would be semi-rural in nature, reflecting the greater community, while addressing fire and traffic safety. This shall be achieved by minimizing road widths where possible, incorporating stormwater features, and responding to existing Site topography.

The following standards and guidelines are provided for road design and layout:

- Road design shall accommodate a range of mobility options, including vehicular, bicycle, equestrian, and pedestrian traffic and shall reduce pavement widths to the minimum allowed.
- Road sections should be designed with cross slopes to drain into basins and swales that act as neighborhood landscape design features where possible.
- Streetscapes throughout the Community shall be designed using consistent elements such as landscaping, street furniture, lighting, and signage to create a unified aesthetic—these elements should be appropriately scaled according to the street hierarchy.
- Enhanced paving details should be used at major intersections and important pedestrian crossings such as stamped concrete or unit pavers.

3.2.2.1 *Boulevard Roadway Standards*

1. **Modified Boulevard with Raised Median:** Located at the Mesa Rock Road eastern entry, this portion of the road has seven lanes with a 4-foot raised median. Going north there are two 12-foot lanes and a 5-foot bike lane, and going south there is one 12-foot lane, two 10-foot turn lanes, one 15-foot thru/right turn lane, and a 5-foot bike lane. The parkways include an 8-foot pathway and 4 feet of landscape on the western side of the road, and 5 feet of landscape on the eastern side of the road. The right-of-way is 102 feet minimum. See **Figure 15, Public Modified Boulevard with Raised Median**.
2. **Modified Boulevard with Intermittent Turn Lane:** Further north on Mesa Rock Road, this section has four 12-foot lanes framed by 5-foot bike lanes in each direction. The extended parkway on the eastern side contains 18 feet of landscape with a swale and an 8-foot pathway; the parking on the western side contains a 5-foot landscape area. The right-of-way is 89 feet in total width. See **Figure 16, Public Modified Boulevard with Intermittent Turn Lane**.

3.2.2.2 *Light Collector Roadway Standards*

1. **Modified Light Collector with No Median:** This road is the main entry road on Sarver Lane. It includes two 12-foot lanes and shoulders/bike routes in each direction that are each 8 feet wide. There is an extended parkway on one side of the street that is 15 feet wide and includes an 8-foot pathway, and a 5-foot-wide landscaped parkway on the other side of the road. The right-of-way is 60 feet wide. See **Figure 17, Public Modified Light Collector with No Median.**
2. **Modified Light Collector with Reduced Shoulder:** This road is the main loop road throughout the Community and includes two 12-foot lanes and 5-foot-wide bike lanes in each direction. There is an extended parkway on one side of the road which is 27 feet wide and includes an 8-foot pathway and a swale, and a 5-foot-wide landscape parkway on the other side of the road. The right-of-way is 66 feet wide. See **Figure 18, Public Modified Light Collector with Reduced Shoulder.**

3.2.2.3 *Residential Roadway Standards*

1. **Residential Collector and Modified Residential Collector:** Functioning as the main road in each neighborhood, these roads have two 12-foot lanes and 8-foot wide shoulders. The Residential Collector includes a 5-foot walk and 5-foot landscape on either side of the road. The Modified Residential Collector includes an extended parkway on one side of the road that ranges from 19 feet to 23 feet wide and includes a 6-foot to 8-foot pathway, and a 10-foot parkway on the other side of the road. The right-of-way varies from 60 feet to 73 feet. See **Figure 19, Public Residential Collector,** and **Figure 20, Public Modified Residential Collector.**
2. **Residential Road:** These public residential roads include two 12-foot lanes and 6-foot shoulders. A 5-foot walk and 5-foot landscape area is included on either side of the road. The overall right-of-way is 56 feet wide. See **Figure 21, Public Residential Road.**
3. **Modified Residential Road:** These roads have expanded parkways with pathways that form a loop around several neighborhoods. The roads have two 12-foot lanes and 6-foot shoulders. A 5-foot walk and 5-foot landscape area is included on either side of the road. The right-of-way varies from 61 feet to 65 feet wide. See **Figure 22, Public Modified Residential Road.**
4. **Modified Residential Road with Parkway:** Located within the Valley neighborhood, these roads have two 12-foot lanes and 6-foot shoulders. One side of the road has a 15-foot-wide extended parkway that includes a 6-foot-wide pathway; the other side of the road includes a 5-foot walk and 5-foot landscape area. The right-of-way is 61 feet wide. See **Figure 23, Public Modified Residential Road with Parkway.**

Newland Sierra Specific Plan

5. **Residential Loop:** Located within the Mesa neighborhood, the Residential Loop has two 12-foot lanes, 4-foot shoulders, and two 10-foot parkways on each side of the road. The right-of-way is 52 feet wide. See **Figure 24, Public Residential Loop.**
6. **Modified Residential Road:** Located within the Valley neighborhood, these roads include two 12-foot lanes and 6-foot shoulders. A 5-foot walk is curb-adjacent on each side of the road, with 5-foot utility easements adjacent to the walks. The right-of-way is 46 feet wide. See **Figure 25, Public Modified Residential Road.**
7. **Modified Residential Road with Parkway:** This road is located in the Valley neighborhood. It includes two 12-foot lanes and 6-foot shoulders. One side of the road has a 15-foot wide extended parkway that includes a 6-foot wide pathway; the other of the roadside has a curb-adjacent 5-foot walk. Five-foot utility easements are located adjacent to the parkways. The right-of-way is 56 feet wide. See **Figure 26, Public Modified Residential Road with Parkway.**
8. **Modified Hillside Residential Street with Parkway:** This road provides access from Summit neighborhood to Saddleback Park and includes two 14-foot lanes with 4-foot-wide landscaped parkways on each side. It includes an extended parkway that is 12 feet wide with an 8-foot-wide pathway and 4 feet of landscape. The right-of-way is 44 feet wide. See **Figure 27, Camino Mayor–Public Modified Residential Street with Pathway.**
6. **Modified Hillside Residential Street:** This private road provides access from Saddleback Park to North Twin Oaks Valley Road and includes two 14-foot lanes with 4-foot wide landscaped parkways on each side. The graded width is 36 feet wide within a 40-foot wide access easement. See **Figure 28, Camino Mayor–Private Modified Residential Street.**

3.3 Zoning Requirements

This section specifies the zoning and land use requirements for the Community. These provisions set up a framework that would shape the physical form of the Community, and help realize the vision for the Project.

The Specific Plan will work in conjunction with the San Diego County Zoning Ordinance (SDCZO). The zoning requirements and standards stated in this Specific Plan supersede those as stated in the SDCZO. Where a conflict exists between the stipulations in this Specific Plan and those of the SDCZO, the Specific Plan shall take precedence. In areas where the Specific Plan is silent, refer to the SDCZO for development standards and requirement clarification. Dimensions and standards provided in this chapter are minimum conditions.

Newland Sierra Specific Plan

The Site is currently zoned General Commercial (C36), Office Professional (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S82), and General Rural (S92) as shown on **Figure 8, Existing Zoning**, in Chapter 1. This Specific Plan proposes to change the zoning based on the General Plan Amendment. The zoning for the Specific Plan falls under four categories consistent with the SDCZO: General Commercial/Residential (C34), Single Family Residential (RS), Limited Agriculture (A70), and Open Space (S80) as shown on **Figure 9, Proposed Zoning**, in Chapter 1.

3.3.1 General Commercial/Residential (C34)

The Town Center area falls under the General Commercial/Residential (C34) category in the SDCZO as shown in Sections 2340–2349. The C34 use regulation allows for both commercial and residential uses, which is the design of the Town Center area.

The Zone Box as shown in **Table 4, General Commercial/Residential (C34) Zone Box**, lists the development standards for the C34 area.

Table 4
General Commercial/Residential (C34) Zone Box

Use Regulation		General Commercial/Residential (C34)
Animal Regulation		S
Development Regulations	Density	–
	Lot Size	–
	Building Type	P
	Maximum Floor Area	–
	Floor Area Ratio	–
	Height	H
	Lot Coverage	–
	Setback	V
Open Space		B*
Special Area Regulations		B and D

Notes:

* Applies to multifamily only (3 or more dwelling units/lot)

S = Animal Use Type Review, D = Site Plan Approval, B = Community Design Review, P = Building Type Review, H = Height Review, V = Setback Review

All development within this zone will require Site Plan Approval as denoted by the “D” designator in the Special Area Regulation row, which will ensure that submittals will follow the design guidelines set forth in this chapter. County regulations regarding the Site Plan Review Procedure are in Sections 7150–7199 of the SDCZO.

Newland Sierra Specific Plan

The C34 zone also falls under the North County Metropolitan Subregional Plan (including the I-15 Corridor Subregional Plan appendix) as denoted by the “B” designator in the Special Area Regulation row of the zone box above. All development should consider the goals and policies in the North County Metropolitan Subregional Plan.

The building types permitted in the C34 zone are shown in Schedule A in Section 4310 of the SDCZO under the “P” designator. The maximum height for buildings in this zone will be 35 feet and three stories as designated by the “H” in the height row. Exceptions to the height limit may be permitted according to Section 4620 of the SDCZO. Examples of this could include towers and spires that may be part of commercial development.

The “V” Setback designator allows for setback criteria to be determined in this Specific Plan. **Table 5, C34 Setback Schedule**, shows the setback requirements for the C34 zone. **Figure 35, Commercial Building Setbacks**, graphically shows setbacks of commercial development for further illustration on a site plan example. Final commercial site plan would be designed and approved per the procedures set forth in this Specific Plan. Graphic representation of residential products are presented in **Figures 36–44**.

The “B” Open Space designator requires 150 square feet of usable private and public open space for each multifamily residential unit. Sections 4900–4999 of the SDCZO provide details and definitions for the open space standards.

**Table 5
C34 Setback Schedule**

<i>General</i>	Commercial	Attached Residential		
	<i>Commercial/ Mixed-Use/ School</i>	<i>Paseo Cluster (alley load)</i>	<i>Townhome (alley load)</i>	<i>Townhome Cluster (alley load)</i>
Minimum Lot Size	–	condo	condo	condo
Minimum Lot Width	–	–	–	–
Minimum Lot Depth	–	–	–	–
<i>Setbacks (feet)</i>				
<i>Front (minimum conditions)</i>				
To property line or ROW	15	10	5	15
To private street or parking	10	10	15	8
Garage door to sidewalk	–	–	–	8
Building front to front	–	12	35	25
<i>Side (minimum conditions)</i>				
To property line	15	8	8	15
Building to building*	20	8	15	25
Corner lot to ROW or curb	–	–	–	–

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**Table 5
C34 Setback Schedule**

	Commercial	Attached Residential		
General	Commercial/ Mixed-Use/ School	Paseo Cluster (alley load)	Townhome (alley load)	Townhome Cluster (alley load)
<i>Rear (minimum conditions)</i>				
To property line or slope	15	–	–	15
Garage to garage (alley)	–	30	30	30
<i>Projections (see Section 4835 of the SDCZO)</i>				
<i>Accessory Buildings (minimum conditions; see Section 4835 of the SDCZO for allowable buildings)</i>				
To any property line	0	2	2	2

Notes: A dash (–) indicates that standard does not apply to that product type

* Buildings may include more than one dwelling unit

ROW = right-of-way, SDCZO = San Diego County Zoning Ordinance.

3.3.2 Single Family Residential (RS)

The majority of the residential uses within the Specific Plan area will be regulated by the Single Family Residential (RS) designation for zoning requirements. The location of RS zones is shown on **Figure 9, Proposed Zoning**. This designation allows for a mixture of residential densities from single family detached to attached units. This is consistent with the overall vision for the Site, which includes allowing a range of densities to meet the needs of various buyers, and allowing for clustering of product to preserve land forms and open space.

The Zone Box as shown in **Table 6, RS Zone Box**, lists the development standards for RS areas.

**Table 6
Single Family Residential (RS) Zone Box**

Use Regulation		Single Family Residential (RS)
Animal Regulation		S
Development Regulations	Density	–
	Lot Size (minimum)	3,000 sq.ft.
	Building Type	K
	Maximum Floor Area	–
	Floor Area Ratio	–
	Height	H
	Lot Coverage	–
	Setback	V

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Table 6
Single Family Residential (RS) Zone Box

Use Regulation	Single Family Residential (RS)
Open Space	B*
Special Area Regulations	B and D

Notes:

* Applies to multifamily only (3 or more dwelling units/lot)

sq. ft. = square feet, K = Building Type Review, S = Animal Use Type Review, H = Height Review, V = Setback Review, B = Community Design Review, D = Design Review.

All development within this zone will require Site Plan Approval as denoted by the “D” designator in the Special Area Regulation row, which will ensure that submittals will follow the guidelines set forth in this chapter. County regulations regarding the Site Plan Review Procedure are in Sections 7150–7199 of the SDCZO.

The building types permitted in the RS zone are shown in Schedule A in Section 4310 of the SDCZO under the “K” designator. The maximum height for buildings in this zone will be 35 feet and three stories as designated by the “H” in the height row.

The “V” Setback designator allows for setback criteria to be determined in this specific plan. The setback requirements for the RS zone can be found in **Table 7, RS Setback Schedule**. Graphic representation of various residential product types is provided in **Figures 36–44**. These figures graphically represent examples of products in a range of densities, and clarify how the setback schedule applies to the recommended product types.

The “B” Open Space designator requires 150 square feet of usable private and public open space to be provided for each multifamily residential unit. Public open space is not required for single family lots, or any lot with 2 or less dwelling units per lot. Sections 4900–4999 of the SDCZO provide details and definitions for the open space.

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Table 7
Single Family Residential (RS) Setback Schedule

Product Type	Detached Residential		Detached Residential (condo plotting)			Attached Residential (condo plotting)		
	Large Lot SFD	Small Lot SFD	Grade-Adaptive SFD Clusters	Family Cluster Standards	Paseo Cluster and Active Adult Cluster (alley load)	Grade-Adaptive Townhome (front loaded)	Row Townhome (alley load)	Townhome Cluster (alley or motorcourt)
Minimum Lot Size (sq. ft.)	5,040	3,000	NA	NA	NA	NA	NA	NA
Minimum Lot Width	60'	40'	NA	NA	NA	NA	NA	NA
Minimum Lot Depth	84'	75'	NA	NA	NA	NA	NA	NA
<i>Setbacks</i>								
<i>Front (minimum conditions)</i>								
To property line or ROW	15'	10'	20'	10'	10'	4'	10'	15'
To private street or parking	NA	NA	8'	5'	10'	4'	15'	8'
Garage to sidewalk	20'	20'	NA	NA	NA	NA	NA	NA
Building front to front	NA	NA	NA	NA	12'	NA	35'	25'
<i>Side (minimum conditions)</i>								
To property line	5'-10'	5'	20'	10'	8'	10'	8'	15'
Building to building	15'	10'	10'	10'	8'	20'	15'	25'
Corner lot to ROW or curb	15'	10'	NA	NA	NA	NA	NA	NA
<i>Rear (minimum conditions)</i>								
To property line or slope	15'	15'	20'	15'	NA	15'	NA	15'
Garage to garage (alley)	NA	NA	NA	NA	30'	NA	30'	30'
<i>Projections (see Section 4835 of the SDCZO)</i>								
<i>Accessory Buildings (minimum conditions; see Section 4835 of the SDCZO for allowable buildings)</i>								
To any property line	5'	5'	5'	5'	2'	2'	2'	2'

Notes:

sq. ft. = square feet, SFD = single family detached, ROW = right-of-way, NA = not applicable/available, SDCZO = San Diego County Zoning Ordinance.

3.3.3 Limited Agriculture (A70)

The location of the A70 zone is shown on **Figure 9, Proposed Zoning**. Proposed facilities and structures in this area will be subject to the standards and requirements set forth in Sections 2700–2709 of the SDCZO. Such structures may include shelters, park facilities, gazebos, viewing platforms, equestrian facilities, or other buildings meant to enhance the user experience in the preserved areas.

The Zone Box as shown in **Table 8, Limited Agriculture (A70) Zone Box**, lists the development standards for A70 areas.

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**Table 8
Limited Agriculture (A70) Zone Box**

Use Regulation		Limited Agriculture (A70)
Animal Regulation		A
Development Regulations	Density	-
	Lot Size (minimum)	-
	Building Type	W
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	V
Open Space		-
Special Area Regulations		D

Notes:

A = Animal Use Type Review, W = Building Type Schedule, G = Height Schedule, V = Setback Review, D = Design Review..

All development within this zone will require Site Plan Approval as denoted by the “D” designator in the Special Area Regulation row, which will ensure that submittals will follow the guidelines set forth in this chapter. County regulations regarding the Site Plan Review Procedure are in Sections 7150–7199 of the SDCZO.

The building types permitted in the A70 zone are shown in Schedule A in Section 4310 of the SDCZO under the “W” designator. This designator specifies non-residential buildings only. The maximum height for buildings in this zone will be 35 feet and two stories as designated by the “G” in the height row.

The “V” setback designator allows for setback criteria to be determined in this Specific Plan. The setback requirements for the A70 zone are in **Table 9, Limited Agriculture (A70) Setback Schedule**.

**Table 9
Limited Agriculture (A70) Setback Schedule**

Setbacks	Distance From Any Structure (feet)
To property line, ROW lot line, planning area boundary	15'
To any residential or commercial building	30'

Note: ROW = right-of-way

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3.3.4 Open Space (S80)

A large portion of the Project is designated as Open Space (S80) as shown in **Figure 9, Proposed Zoning**. This land would be permanently preserved to protect wildlife, existing vegetation, and the natural features of the Site. Public parks and trails would be planned throughout this area to allow residents to enjoy the natural amenities within designated areas.

The Zone Box as shown in **Table 10, Open Space (S80) Zone Box**, lists the development standards for S80 areas.

**Table 10
Open Space (S80) Zone Box**

Use Regulation		Open Space (S80)
Animal Regulation		A
Development Regulations	Density	-
	Lot Size (minimum)	-
	Building Type	-
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	-
	Lot Coverage	-
	Setback	-
Open Space		-
Special Area Regulations		-

Note: A = Animal Use Type Review

3.4 Community Wide Development Standards and Guidelines

The Community Wide Development Standards and Guidelines provide the necessary criteria to ensure the vision for the Community is achieved through a high quality, cohesive design throughout all areas of the Site. In some cases the word “shall” is used to describe mandatory provisions, whereas in other cases the word “should” is used to recommend highly encouraged provisions. The ultimate goal is to provide enough direction to realize the vision and goals of the Project, while allowing for a range of flexibility to encourage creativity in design solutions.

3.4.1 Architectural Character

The architectural character envisioned is one that incorporates natural, rustic materials and fundamental building forms that respect the traditional ranch style homes and rural character of the area, and derives cues from the existing landforms and geological features of the Site. The architectural character of the Site will weave into all aspects of design throughout the project,

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including residential projects, the commercial town center, landscape design, parks and equestrian facilities, entry monumentation, and walls and fences, to create one cohesive identity and theme for the Community.

While no specific architectural styles are specified for the Community, features of indigenous styles to the area such as farmhouse, ranch house, and mountain-theme, shall be drawn upon as a reference for the architectural character. Traditional and contemporary interpretation of classic styles is encouraged with appropriate use of details, materials, and forms.

The ultimate goal is to create an enduring, attractive community that shall remain true to its intended character and identity for many years to come. High quality materials, attention to detail, refined craftsmanship, and strong execution of proportionate design shall be characteristic of the architectural richness found at this project.

Figures 45 and 46, Architectural Character, represent how this type of architectural character can apply to the various recommended product types. Not every detail in every photo may be applicable to this Community. Rather, the provided photos are meant to convey the overall spirit of the architectural character, and in some cases a caption may point out a specific detail that fits the theme.

3.4.2 Landscape Character

The landscape character of the Project plays a significant role in defining quality of the overall Community experience. The landscape strategy reflects the rural and rustic character of the Site and draws inspiration from the Site's unique landscape, boulderscape, and distinct landforms. The existing plant material found throughout North County, such as coastal sage scrub, chaparral, and appropriate Mediterranean drought tolerant species, directly informs the plant palette of the Site. Refer to Section 3.7.3 for the comprehensive plant palettes.

The agrarian history of the region has been integrated into the Project as a primary character-defining feature. Vineyards are strategically located throughout the Community to meet brush management requirements while providing a productive landscape that can support the North County vintner community.

The mountainous topography and large boulders further reinforce the unique character of the Site. Many of the existing signature boulders will be preserved or used throughout the Community to reflect the character of the land.

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3.4.3 Sustainable Design

Incorporate sustainable design practices and green design strategies where feasible, including but not limited to the following:

1. **Cluster Development:** Minimize site disturbances where possible by clustering development and preserving open spaces and view corridors.
2. **Solar Power:** Solar panels shall be included on all single-family detached homes. Where possible, roof-integrated solar panels should be used to minimize visual impacts. All light fixtures along public roads should be solar powered.
3. **Connectivity:** Accommodate pedestrians, equestrians, bicycles, and other alternative modes of transportation by linking trail systems with parks, open spaces, residential, commercial, and schools.
4. **Low Water Use Landscape:** All common landscape areas shall use a 0.5 evapotranspiration (ET) adjustment factor. This represents a lower water footprint than current San Diego County requirement of 0.7 ET adjustment factor as required in Ordinance Number 10032. An ET adjustment factor of 1.0 is allowed for special landscape areas as noted in the Ordinance (i.e., recreational and community garden areas). All irrigation shall be designed to meet or exceed an average irrigation efficiency rating of 0.71, per the Water Efficient Landscape Worksheet.
5. **Reduce Turf Grass:** Turf grass shall be prohibited in residential front yards and within the Community street rights-of-way.
6. **Grey Water:** Outdoor water use accounts for nearly half of typical residential water use. With a whole-home grey water system, a typical home can capture approximately 70% of domestic water use for re-use in the landscape and reduce sewage flow by 70%.

Detached homes shall be plumbed for grey water for re-use in residential yards. Each detached home shall include multi-fixture dual plumbing system connected to an in-ground collection tank system. The collection tank system shall include one collection tank for raw grey water (approximately 75-gallon size), and one reservoir tank for treated greywater water (approximately 200-gallon size). The system shall include a grey water treatment system that is NSF/ANSI-350 certified.

7. **Natural Drainage:** Utilize existing drainage corridors on the Site if feasible and incorporate them into the overall grading and drainage design.
8. **Stormwater Management:** Minimize the amount of stormwater run-off and pollutant discharge through the use of design techniques that increase infiltration areas such as

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open swales, basins, permeable paving, and other similar methods. Capture stormwater and other water run-off and reuse to irrigate landscape areas where possible.

9. **Passive Cooling:** Locate large deciduous trees next to buildings to provide cooling in the summer and allow additional heat from the sun in the winter, where feasible.
10. **Greenwaste Compost Area:** A homeowners association (HOA) maintained green waste compost area is proposed within the maintenance yard. It is intended to be used for landscape trimming from common area landscapes.

3.4.4 Monumentation and Project Signage

Monumentation and signage throughout the Community should have a consistent design theme in materials and color palette to create a unified aesthetic.

1. Monument signs should be rustic in character and incorporate stone and natural boulders.
2. A hierarchy of signage in size and scale should be utilized to designate areas of significance such as main entries, and areas that can be more understated such as park entries. The Community hierarchy of signage is listed here:
 - i. Community entry signs: Signs shall represent the largest signage element(s) in the Community-wide signage hierarchy and shall be located at both primary Project entries—along Deer Springs Road at Mesa Rock Road, and at the Project entry at the northern extent of Sarver Lane. Long, elegant, natural stone walls should be incorporated in all Community entry signs. See conceptual sign graphic in **Figure 47, Typical Community Entry Sign**.
 - ii. Neighborhood monument signs: Signs shall be located at the entries to each neighborhood. The scale of these signs should complement the scale of each neighborhood while being smaller than the Community entry signs. Each neighborhood sign should incorporate a large single boulder with neighborhood name. See conceptual sign graphic in **Figure 48, Typical Neighborhood Entry Monument**.
 - iii. Park Monument and Trail Marker: Signs should be smaller in size than neighborhood signs and provide a pedestrian scale. These signs should identify recreation opportunities such as parks and trails, and should be composed of natural stone cairns with park or trail identification. See conceptual sign graphic in **Figure 49, Typical Park Entry Monument and Trail Marker**.

3.4.5 Pedestrian and Bicycle Connectivity

Pathways and trails provide an important connective thread for pedestrian, equestrian, and bicycle access between neighborhoods, parks, the Town Center, and the open space preserve.

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Information about the pathway and trail system is included in **Section 3.7.8, Pathway and Trail Standards and Design Guidelines**.

1. Trails, pathways, and sidewalks shall be integrated throughout the Community to promote connectivity and a healthy lifestyle.
2. Trails and sidewalks should be separated from streets where possible, by landscaping and/or post and rail fencing to provide a safe pedestrian environment.
3. Bike racks shall be placed in parks and commercial areas adjacent to the trail network.
4. Trails and sidewalks should have clear signage.
5. An electric bike share program shall be incorporated throughout the Community to further link the neighborhoods to one another and to reduce motorized vehicle trips. The bike share program shall include the placement of a kiosk in close proximity to each planning area to allow electric bikes to be taken from one kiosk and left at another to foster sustainable transportation between planning areas within the Project. The bike share program shall include a minimum of 6 kiosks and each kiosk should contain approximately 10 electric bikes.

3.4.6 Grading and Drainage

1. Grading design shall minimize the amount of grading necessary in order to preserve the natural topography and drainage ways of the Site.
2. Use grade changes where possible to create separation between different land uses, and to screen parking, loading areas, and other negative visual impacts.
3. Open swales and pervious paving should be incorporated in the Site design where possible to assist in drainage.
4. Current erosion control methods and appropriate irrigation shall be used to protect slopes.

3.4.7 Site Lighting

Site lighting provides a critical safety function while significantly influencing Community character. Light fixture styling should reflect the rural nature of the area and adhere to the following standards and design guidelines:

1. Lighting should provide minimum illumination required for safety while minimizing ambient light spill. Strategies may include full cutoffs, light shields, and photocell controlled fixtures.

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2. Lighting should have minimal impact on managed open space areas and residential lots. Lighting adjacent to the designated Multiple Species Conservation Program (MSCP) area shall meet all regulatory requirements.
3. Pedestrian lighting should be provided for entry areas, courtyards, and other public gathering spaces.
4. Parks shall have minimum security lighting.
5. Low-level lighting should be provided along trails, roads, and throughout each neighborhood.
6. No lighting shall be included on trails within the MSCP open space.
7. In keeping with the Community vision and sustainability goals, all fixtures along public roads should be solar powered.

3.4.8 Community Walls and Fences

Walls and fences should be incorporated only where needed for screening, privacy, and safety. Use of walls and fences should be minimized to prevent physical and visual barriers within the Community and adhere to the following standards and design guidelines:

1. Walls and fences should be incorporated into the design of the Community using similar natural materials and details consistent with the architectural character of the Project.
2. A variety of wall and fence types should be used based on location and function:
 - a. Masonry theme walls shall be limited to primary and neighborhood entries and areas where sound attenuation and screening is required. They shall be constructed of rustic block in earth-toned colors consistent with the community character. Wall length shall be reduced to minimum requirements for sound attenuation and screening. Longer wall spans shall be punctuated with wall details and/or complemented by vines and groupings of large shrubs, and boulders. All screen walls or fences facing a public street shall have a minimum 5-foot wide landscape buffer separating the wall from the street.
 - b. Heat deflecting walls shall be limited to areas identified in the Fire Protection Plan for fire protection. Heat deflecting walls shall be six feet tall with the lower one to two feet being block and the upper four to five feet being dual pane glazing per the Fire Protection Plan.
 - c. Post and rail fencing shall be incorporated as visual accents in prominent landscape areas such as project entries. Post and rail fencing shall also be used along select trails where separation from traffic, steep slopes, or open space preserve areas is desired.

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- d. View fencing shall be discreet and composed of 6-foot-tall tubular steel fencing or tempered glass. The intent is to limit fencing where possible, such as side and back yards adjacent to open space areas.

3.4.9 Site Furniture

Site furniture for the pathway and trail system should be consistent throughout the Community. Site furniture for each park may have a different style to reflect the theme and use of each park. Site furniture design should meet the following design guidelines:

1. Benches, bike racks, trash and recycling receptacles and bollards for each planning area should be consistent in style and color.
2. Site furnishings should be made from durable material such as powder-coated steel, wood, or concrete.
3. Earth-toned color palettes shall be used to complement the overarching Community character.
4. Recycling receptacles should be provided throughout the Community in a style that is consistent with the furnishings found in that planning area.
5. Mail boxes should meet the United States Postal Service requirements and should be located within 0.25 mile walking distance.

3.5 Commercial Development Standards and Design Guidelines

The following standards and guidelines apply to commercial uses within the Town Center area. **Figure 50, Conceptual Commercial Site Plan**, shows an example of an appropriate design for the Town Center. The final commercial Site Plan shall be designed and approved per the procedures set forth in this document.

3.5.1 Site Design/Building Placement

1. Buildings shall be placed in such a way to create visual interest along road rights-of-way.
2. Buildings should be orientated so that public access or windows face public rights-of-way.
3. Retail buildings at street corners or prominent intersections shall be given special architectural detail (such as towers or clock towers) and prominence to set the tone for the commercial area and enrich the streetscape.
4. Retail buildings should be clustered, where practical, and incorporate plazas and pedestrian gathering areas within the clusters.
5. Different building clusters should be linked with sidewalks and pathways to encourage pedestrian connectivity.

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6. Courtyards or common areas should be placed near building entrances and high traffic areas to ensure they will be fully utilized.
7. Storefronts and major building entries should be oriented toward streets and plaza areas.
8. Distinct, visual pedestrian connections between retail buildings and adjacent residential projects should be provided where possible, to facilitate and encourage walking.
9. Bicycle racks or electric bicycle stations shall be provided at appropriate locations for both employees and patrons.

3.5.2 Parking

1. All parking shall comply with the landscape requirements per Section 7 of the County's Parking Design Manual and stormwater runoff requirements per the County's Low Impact Development Handbook.
2. Primary parking lot entry drives shall incorporate special pavement treatment, distinct landscape details, lighting, and signage elements to provide a unique identity for the commercial area.
3. Parking areas shall be designed to increase infiltration areas using low impact design techniques such as swales and permeable paving.
4. Internal access drives and parking bays shall be set back a minimum of 10 feet from retail buildings to provide adequate space for pedestrian walkways and landscape.
5. Parking areas shall be buffered from public rights-of-way where possible using berming, planting, or grade changes.
6. Adequate planter islands and landscape areas shall be provided to reduce the visual impact of parking lots and provide shading.
7. Parking lots should be dispersed into smaller lots and proportionally spread throughout the commercial area if feasible.
8. Parking areas should be designed with walkways and connections to minimize conflict between vehicles and pedestrians.
9. Parking lot design, configuration, and size of parking stalls shall be consistent with the SDCZO.
10. Parking lot capacity within the commercial area shall consist of four parking spaces per 1,000 square feet of gross floor area for all uses. Restaurants over 3,000 square feet, however, shall provide eight parking spaces per 1,000 square feet of gross floor area. Parking facilities for motorcycles and bicycles shall be included in the overall parking design, as defined in Section 6762 of the SDCZO.

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11. On-street parking is encouraged where possible to provide traffic calming along streets, and to improve the pedestrian environment.

3.5.3 Architectural Design

1. The massing, character, and detailing of the architectural style should coincide with the architectural character set forth in **Section 3.4.1, Architectural Character**.
2. Commercial buildings should engage the street and sidewalks with appropriate pedestrian-level scaled features such as awnings, large windows, and first-floor building articulation.
3. Avoid a single, large dominant building mass. Horizontal building masses should be broken up with recessed elements, height variations, changes of materials, or other architectural solutions to create a more dynamic elevation.
4. Rooflines should be varied to reduce the overall mass of buildings.
5. Building entrances should be clearly communicated through architectural design with elements such as awnings, projections, arcades, or towers.
6. Buildings should incorporate 360-degree architecture, allowing architectural features and materials to wrap around the building where practicable.
7. Corner buildings and landmark buildings should incorporate special architectural elements such as clock towers or prominent rooftop treatments, and/or public art.
8. All roof-mounted equipment should be screened from adjacent properties using parapet walls or other concealment solutions.

3.5.4 Outdoor Dining

1. Outdoor dining is encouraged within the Town Center area and shall be an extension of an existing or proposed eating or drinking establishment, located directly adjacent to the business within the 10-foot sidewalk area or other open space not within a public right-of-way area.
2. Outdoor dining should be designed in such a way to allow a 5-foot pedestrian zone to be maintained outside the eating area, to provide adequate pedestrian circulation.
3. A minimum 3-foot-high physical barrier shall surround any outdoor dining areas where alcohol can be served.
4. All tables and chairs should be of sturdy construction and use quality materials.
5. Further outdoor dining requirements can be found in Section 6158a Outdoor Café Seating and Sidewalk Cafés in the SDCZO.

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3.5.5 Service, Utilities, Trash, and Storage

1. Service areas shall be designed to allow service vehicles to have clear and convenient access without blocking parking areas or pedestrian circulation.
2. Service, maintenance, and storage areas shall be screened from public rights-of-ways, primary entry drives, retail plaza areas, and adjacent residences using walls, landscape, grading, or other appropriate methods.
3. All trash and garbage bins shall be stored in an enclosure. The enclosure shall be architecturally consistent with the overall design of the Site and building.
4. Outdoor storage areas shall only be allowed in areas permitted by the SDCZO and shall be permanently screened from view.
5. Exterior on-site utilities shall be installed underground. Equipment that must be above ground shall be screened and incorporated into the landscape or architecture of the building.

3.5.6 Drive-Through Facilities

1. Drive-through business queuing areas shall be visually screened where possible and planned such that drive aisles and parking spaces are not blocked.
2. Drive-through facilities shall not be located directly adjacent to residential uses in order to minimize impacts from sound and idling vehicles.

3.5.7 Plaza Areas and Open Space

1. Plaza areas should include amenities such as seating, fountains, public art, textured paving, enhanced landscaping, and vertical building elements to create a focal point in the commercial area.
2. Plaza areas and open space should be integrated into the overall sidewalk and trail system in the Community.
3. Large shade trees or shade structures shall be provided in plaza areas to make them more comfortable and usable for pedestrians.

3.5.8 Signage

1. Monument signage, wall signage, and hanging signage shall use the same materials, colors, and architectural style to establish continuity throughout the Town Center.
2. Signage should emphasize an image of permanence and quality.

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3. All tenant identification signs shall be consistently located on retail building façade and shall be incorporated into the architecture.
4. Signage design shall be proportionately appropriate with the building architecture and storefront design.
5. A uniform color scheme, materials, and overall signage style should be established and carried through the entire Town Center area.
6. The use of hanging signs is permitted over pedestrian walkways in front of stores. A minimum of 8 feet of clearance is required from the sidewalk to the bottom of the sign.
7. All signs shall be lit with back-lighting or indirect lighting.
8. A Master Signage Program shall be provided with commercial project submittals. The program shall include building elevations showing proposed signage, signage areas, and colors and materials. Designs for pedestal signage shall be included showing heights, text size, and setbacks. Locations for all signage and lighting methods shall be noted.

3.6 Residential Development Standards and Design Guidelines

The following residential development standards and design guidelines apply to all residential development in both the C34 and RS zones.

3.6.1 Neighborhood Design

1. Residential buildings should face onto streets, parks, courts or open space to activate those areas and create more pedestrian-friendly streetscapes and public spaces.
2. The garage should not be the dominant feature of the building façade along the street.
3. Residential projects should incorporate pocket parks and open spaces in the Site Plan design.
4. Road systems in neighborhoods should be designed to create views of parks and amenities.
5. Multifamily buildings should be grouped in clusters to minimize the scale of the Project and provide courtyards and open space areas to provide an amenity.
6. Site planning should preserve natural features of the Site where possible, such as existing drainage ways, and significant landforms.

3.6.2 Parking

1. All parking shall comply with the landscape requirements per Section 7 of the County's Parking Design Manual and stormwater runoff requirements per the County's Low Impact Development Handbook.

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2. Parking in multifamily residential projects shall be linked to the sidewalks in front of buildings to provide safe pedestrian access.
3. Carports and garages in multifamily projects shall be designed to reflect the architectural character of the Project in materials, color, and style.
4. Parking areas shall be buffered from public rights-of-way where possible using berming, planting, or grade changes.

3.6.3 Service and Utility Areas

1. Trash receptacles shall be screened from public view in enclosures that are architecturally consistent with the rest of the Project.
2. Landscape screening shall be used around trash enclosures to lessen their visual impact where appropriate.
3. Utility boxes, meters, transformers, air conditioning units, and other above ground utility elements shall be screened by incorporating them within the architecture of the building and/or adequate landscaping.
4. Utility elements should be located out of view from public roads, driveways, common areas, and Project entrances whenever possible.

3.6.4 Architectural Style

1. The massing, character, and detailing of the architecture should coincide with the architectural character set forth in **Section 3.4.1, Architectural Character**.
2. Architectural styles should be appropriately scaled and proportioned to the respective building typology.
3. Architectural features appropriate to the vernacular of the style should be an integral part of the building form.
4. Details appropriate to the architectural style, projections, and changes in rooflines shall be used to create a varied experience and enhance the look of the neighborhood.
5. Corner buildings in residential communities should have unique floor plans and elevations to provide an enhanced appearance at visually prominent locations.

3.6.5 Variety and Aesthetic Quality

1. Elements such as porches, roofed porte-cocheres, and gabled projections should be incorporated into the façade of buildings to provide pedestrian scale and variety.

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2. Entry features such as gates, trellises, and arbors should be used to vary the street scene in the neighborhood.
3. Adjacent homes of the same architectural style should not have the same elevation style and color palette.
4. Create variety in building masses by using horizontal and vertical offsets.
5. Large multifamily dwellings should have articulated façades to break up the mass and provide a dynamic streetscape.

3.6.6 Environmental Considerations

1. Detached homes shall be plumbed for grey water for re-use in residential yards. Each detached home shall include a multi-fixture dual plumbing system connected to an in-ground collection tank system. The collection tank system shall include one collection tank for raw grey water (approximately 75-gallon size), and one reservoir tank for treated greywater water (approximately 200-gallon size). The system shall include a grey water treatment system that is NSF/ANSI-350 certified.
2. Solar panels shall be included on all single-family detached homes. Where possible, roof-integrated solar panels should be used.
3. Architects should use sustainable design practices including large roof overhangs, rain barrels and cisterns.
4. Architects should use shaded courtyards and outdoor rooms to promote air flow within buildings and reduce the need for air-conditioning.

3.6.7 Roofs

1. A variety of roof forms should be designed to provide visual interest while avoiding a monotonous roofline.
2. Roof materials, colors, and treatments should be appropriately detailed per the architectural style and building form.
3. Roof forms between different plans should vary orientation by alternating between front to rear and side-to-side pitches, and incorporating gables, hips, and single story elements.
4. Overly complex or distracting roof forms are discouraged.

3.6.8 Garages

1. Garages should be recessed on the front building elevation so they will not be the dominant feature.

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2. Garage door appearance should be varied by using door patterns, window patterns, and appropriate architectural details.
3. Landscape pockets between garage doors are encouraged to soften the appearance of garages, especially for multifamily buildings.
4. Articulation around garage doors with elements such as trellises and trim detail is encouraged to help recess the appearance of the garage door.

3.6.9 Colors and Materials

1. Color and material choices should be appropriate with the architectural character of the building.
2. Each elevation should use a minimum of three colors: one field color, one trim color, and one to three accent colors.
3. Accent materials should wrap around the front elevation and terminate at inside corners or other natural breaks in the building façade.
4. Materials, colors, and details should be used to enrich building character with durable, high quality finishes.

3.6.10 Doors, Windows, and Entries

1. Variations in front entry doors on multifamily buildings should be used to give individual character to each unit.
2. Recessed windows are encouraged as appropriate to the architectural style of the building.
3. Style-appropriate detailing around windows are encouraged as appropriate to the architectural style of the building.
4. Direct alignment of windows between adjacent homes should be avoided.
5. Elevations within the same community should include differing window treatments and styles to provide variety.
6. The home entry should be the focal point of the front elevation.

3.6.11 Exterior Lighting

1. Outdoor light sources should be concealed and concentrated where the lighting fixture is not a focal point of the design.
2. Lighting along walkways and on walls shall be focused downward to avoid glare.
3. Wall-mounted lighting fixtures should be appropriate to the architectural style of the dwelling.

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3.6.12 Community Facilities

1. All Community facilities in parks and open space areas shall be designed in the same architectural style as the rest of the Community according to their function.
2. Trash enclosures shall be screened from public view through site orientation and/or walls and landscaping.

3.7 Landscape Standards and Design Guidelines

Landscape Standards and Design Guidelines provide a description of the planting standards and design guidelines, planting palettes, and trail design to help shape the character of the Project.

3.7.1 Planting Standards and Design Guidelines

The planting standards and design guidelines establish a basis for landscape typologies and plant palettes that reinforce the rural character of the Project, conserve water resources, relate to the agrarian heritage of the region, and emphasize a Mediterranean and native character. All landscape areas shall comply with the Water Efficient Landscape Design Manual.

The following standards are provided for plant selection:

1. **Low Water Use Landscape:** All common landscape areas shall use a 0.5 evapotranspiration (ET) adjustment factor. This represents a lower water footprint than current San Diego County requirement of 0.7 ET adjustment factor as required in Ordinance Number 10032. An ET adjustment factor of 1.0 is allowed for special landscape areas as noted in the Ordinance (i.e., recreational and community garden areas). All irrigation shall be designed to meet or exceed an average irrigation efficiency rating of 0.71, per the Water Efficient Landscape Worksheet.
2. **Turf Grass:** Turf grass shall be prohibited in residential front yards and within the Community street rights-of-way.
3. **Visibility and Safety:** Plants shall be selected and placed to allow visibility at intersections and clear site lines into and out of public and private parks and trails.
4. **Fire Safety:** All plant material throughout the Community shall be in conformance with the Fire Protection Plan.
5. **Parking at Preserve Areas:** Parking located within or adjacent to preserve areas shall include native landscaping.
6. **Tree Selection:** Each neighborhood shall incorporate a diversified selection of tree species to provide visual interest and minimize potential impacts of pest infestations.

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7. **Street Tree Spacing:** Trees along roadways shall be clustered in informal groupings to reflect a less formal and rural character. Formal and structured rows of trees are strongly discouraged.
8. **Town Center Character:** The landscape character and supporting plant palette in this area may be more refined in its composition but shall maintain a Mediterranean and native character.

3.7.2 Plant Zones

Community landscape character and plant palette is inspired by the natural existing landscape. Visual identity of the Community is described in terms of five main landscape typologies:

1. **Parkways and Streetscapes:** The overall landscape theme includes preservation and re-use of natural site boulders, paired with oak trees and native and adapted low-water use plants.
2. **Basins and Swales:** Riparian plantings within roadside swales and in water quality basins mimic the natural site hydrology and create a consistent visual character throughout the Community.
3. **Vineyards:** Vineyard plantings strategically located on slopes throughout the Community create a unique visual identity, establish a connection to the regions agrarian history, and provide a productive landscape.
4. **Enhanced Landscape Areas:** These high visibility areas combine the rural, native character with more visually dynamic low-water use Mediterranean plants.
5. **Fuel Modification Zones:** Perimeter slopes would be planted with drought-tolerant, fire resistive plants that are informal in structure with the intent of mimicking the natural character of the native hillsides throughout the Project.

3.7.3 Plant Palettes

The purpose of this section is to provide a framework for plant selection for each landscape zone. Plant selection shall be in accordance with the landscape zones described below and illustrated in **Figure 51, Landscape Concept Plan**, and **Figure 29, Biological Open Space**.

1. **Parkways and Streetscapes:** Oak trees and natural boulders shall be used in this zone to reinforce the rural character and set the tone for the Community landscape character along the main roads such as Mesa Rock Road and Sarver Lane. Trees in this zone have been selected for hardiness, size, and form as street trees. Plants from this zone may also be planted in the Basins and Swales zone and the Enhanced Landscape zone. Plant

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selection for this zone shall comply with **Figure 52, Plant Palette – Parkways and Streetscapes**, and the following guidelines:

- a. Trees in the right-of-way shall be located and maintained so not to impair corner sight distance.
- b. Trees in the right-of-way shall be located a minimum of 18 inches from the curb.
- c. Trees shall have adequate separation from utilities.
- d. Trees rated as potential high root damage shall not be placed within the right-of-way.

See also character images in **Figure 53, Character Images – Parkways and Streetscapes**.

Some portions of the streetscapes in this zone are located with the Fuel Modification Setback Zone 1. Such areas shall comply with Fuel Modification requirements, including tree and shrub spacing requirements, limiting tall grasses to small groups rather than large masses, and grass maintenance requirements for cutting back grasses after they have gone to seed.

2. **Basins and Swales:** This zone shall be vegetated with a mixture of riparian species and other plants adapted for both drought and seasonal water inundation. Swales adjacent to community roads shall blend boulders, rock cobble, and informal plant massing to create a consistent visual dry creek character. Plant selection for basins and swales shall comply with **Figure 54, Plant Palette – Basins and Swales**. See also character images in **Figure 55, Character Images – Basins and Swales**.

Some basins are located with the Fuel Modification Setback Zone 1. Such areas shall comply with Fuel Modification requirements, including tree and shrub spacing requirements, limiting tall grasses to small groups rather than large masses, and grass maintenance requirements for cutting back grasses after they have gone to seed.

3. **Vineyards:** Vineyards are low water use crops that provide a productive agricultural use of the irrigated open space. They have a low fuel volume and provide excellent fire resistance. Vineyards are proposed in focused areas throughout the Community and shall comply with **Figure 56, Plant Palette – Vineyards**, and the following standards and design guidelines:
 - a. Vineyards shall be set back at least 80 feet from the street and 100 feet from residential lots.
 - b. Grape varieties shall be selected in response to soil conditions, sun exposure, and other microclimatic conditions, as well as the anticipated demand/popularity for use in local wine production.
 - c. Vines shall be spaced to optimize sun exposure (approximately 8 feet on center).

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- d. Low grasses should be hydroseeded between rows of vines where feasible to minimize erosion.
- e. Vine supports shall be constructed of non-combustible materials such as galvanized or corten steel and shall be approximately 6 feet tall maximum.
- f. Vines shall be installed in even, consistent rows; however, they may be interrupted by unique site features such as rock outcroppings.
- g. Vineyard planting shall be allowed within Fuel Modification zones 1 and 2.
- h. Vineyard maintenance shall be the responsibility of the Homeowner's Association (HOA).
- i. Vineyards should be located on cut slopes where possible. Final locations of vineyards should be based on a review of final grading plan and field observations.

See also character images in **Figure 57, Character Images – Vineyards**.

4. **Enhanced Landscape Areas:** This landscape zone includes areas with a high degree of usage and visual impact such as the Town Center, internal slopes, brush management access easements, and parks. All plants included in Parkways and Streetscapes landscape zone are also permitted, and encouraged, within Enhanced Landscape Areas to reinforce the rural character. Turf may be incorporated for active and passive uses within parks.

Plant selection for Enhanced Landscape Areas shall comply with **Figure 58, Plant Palette – Enhanced Landscape Areas**. See also character images in **Figure 59, Character Images – Enhanced Landscape Areas**.

5. **Fuel Modification Zones:** These zones shall be based on the Fire Protection Plan's Appendix H-1 (Newland Sierra Fuel Modification Zone Exhibit), and shall be planted with drought-tolerant, fire resistive plants and conform with the requirements of the Fire Protection Plan's Appendix I (Prohibited Plant List) and J (Desirable Plant List for Fuel Modification Zones). Plant selection for Fuel Modification zones shall comply with **Figure 60, Plant Palette – Fuel Modification**, and the zones indicated below. See also character images in **Figure 61, Character Images – Fuel Modification**.

- a. Fuel Modification Zone 1: Irrigated Structure Setback Zone (100-plus feet wide)
 - i. This zone shall be permanently irrigated and planted with drought-tolerant, fire resistive plants.
 - ii. Existing vegetation shall be thinned per Fire Protection Plan requirements.
 - iii. Plants as ground cover shall have high leaf moisture and be 4 inches or less in height.
 - iv. Trees and tree-form shrub species that naturally grow to heights that exceed 2 feet shall be vertically pruned to prevent ladder fuels.

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- v. No trees shall be planted within 10 feet of structures.
- vi. Tree spacing shall allow for a minimum of 10 feet between canopies.
- b. Fuel Modification Zone 2: Thinning Zone (150 feet wide)
 - i. In this zone, existing vegetation shall be thinned to 50% in accordance with the Fire Protection Plan.
 - ii. New vegetation shall be planted with low density to reduce the fuel load of the area.
 - iii. Existing vegetation shall be thinned per Fire Protection Plan requirements.
 - iv. Groundcover shall be no more than 6 inches high.
 - v. Trees and tree-form shrub species that naturally grow to heights that exceed 4 feet shall be vertically pruned to prevent ladder fuels.
 - vi. Single-specimen shrubs (excluding sage and chamise species), may be planted 20 feet on center.
- c. Fuel Modification Special Management Area
 - i. This zone is an extension of Fuel Modification Zone 2 beyond the 150-foot thinning zone. This zone shall meet the same requirements as Fuel Modification Zone 2 above.

3.7.4 Plant Substitutions

New species not included in the plant palettes may be used if they meet the following plant performance criteria:

1. Plant meets the landscape character for the planting zone.
2. Plant is not invasive. A recommended invasive plant resource is the San Diego County Invasive Ornamental Plant Guide, produced by the San Diego Chapters of ASLA and the California Native Plant Society.
3. Plant is not included in the Fire Protection Plan “do-not-plant” list.
4. Plant is native and/or has an estimated species plant factor of 0.2 or lower based on the latest version of the State of California's Department of Water Resources guide, Water Use Classifications of Landscape Species (WUCOLS) for Region's 3 and 4.

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3.7.5 Erosion Control

Where new cut or fill slopes occur, slope stabilizing vegetation shall be provided to reduce the potential for erosion except as noted below.

Alternate Compliance: It is anticipated that the Project will include cut slopes comprised of granitic rock. These areas are anticipated to have adequate slope stability.

1. The planting and irrigation requirements may be waived in areas where significant rock formations that would not support plant material are encountered. The landscape architect of record shall submit a letter requesting alternative compliance to County staff. The letter shall indicate the locations where planting and irrigation are not feasible and provide recommendations for alternative compliance. This may include a request to waive planting and irrigation requirements where stable rock is present, and/or a request to provide partial vegetative cover with applications of irrigated or non-irrigated hydroseed.

3.7.6 Park Standards and Design Guidelines

A combination of Community parks, neighborhood parks, pocket parks, overlooks, pathways, and trails would be part of the Community. Each neighborhood includes strategically located park and open space amenities. Proposed park locations are illustrated in **Figure 62, Park and Trail Plan**.

The following design guidelines are provided for park design:

1. **Accessibility:** Parks and open space areas shall be designed to accommodate the needs of differing ages and physical abilities.
2. **Structures:** Structures within parks and open space should exhibit a high level of quality and design on all visible sides of the structure.
3. **Site Furnishings:** Benches, lighting, trash receptacles, and other elements should be consistently themed with the architectural character of the Community.
4. **Plant Character:** Landscape shall be native and naturalized in character in order to meet lower plant factor requirements.
5. **Natural Boulders and Landforms:** Boulders and other natural landforms should be integrated as a principal design feature in each park, where feasible.
6. **Stormwater:** Swales and stormwater features should be treated as amenities, and integral to the design. Stormwater basins may be used for passive play where possible.

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7. **Park Layout:** Separation shall be provided between residential areas and active use amenities such as pools, dog parks, and children’s play areas. A minimum set back of 15 feet between residential areas and active use amenities shall be provided.
8. **Crime Prevention:** Visibility and safety should be promoted using principles of Crime Prevention Through Environmental Design (CPTED), which is based on proper design and effective use of buildings and public spaces in neighborhoods that can lead to reduction in fear and incidence of crime and an improvement in the quality of life of residents.
9. **Contour Grading:** Manufactured slopes should be contour graded where possible by providing variation in slope aspect, width, and height.
10. **Parking:** All parking shall comply with the landscape requirements per Section 7 of the County's Parking Design Manual and stormwater runoff requirements per the County's Low Impact Development Handbook.

3.7.7 Park Land Dedication Ordinance

Total park area shall be provided based on Park Land Dedication Ordinance (PLDO) requirements as shown in **Table 11, Park Planning Areas**.

**Table 11
Park Planning Areas**

Planning Area	Units	Pldo (Square Foot/Unit)	Park Area Required (Acres) (Unitsxpldo/43560)
San Marcos	0	-	0.00
Escondido	0	-	0.00
Valley Center	627	380.28	5.47
Vista	1508	373.74	12.94
Total	2135	-	18.41

3.7.8 Park Land Dedication Ordinance Satisfaction (Options A and B)

Option A includes a combination of parkland dedication on-site and payment of fees to satisfy the remaining park requirement. It is anticipated that the fees collected would go towards the facility at Walnut Grove Park that is owned by the City of San Marcos and serves residents of Twin Oaks Valley and the surrounding unincorporated areas.

Option B includes all parkland dedication on-site.

Refer to **Table 12, Park Summary**, for public and private park designations for each Option.

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**Table 12
Park Summary**

		Option A			Option B		
		Gross Area	Net Area	PLDO Credit	Gross Area	Net Area	PLDO Credit
		(Acres)	(Acres)	(Acres)	(Acres)	(Acres)	(Acres)
<i>Parks</i>							
<i>Town Center</i>							
P1	Oak Grove - Community Park	1.95	0.76	public 0.76	1.95	0.76	public 0.76
P2	Village Green - Urban Open Space	0.89	0.75	public 0.75	0.89	0.75	public 0.75
P3	Joint Use Park at School Site	2.84	2.14	public-half credit 1.07	2.84	2.14	public-half credit 1.07
<i>Hillside</i>							
P4	Hillside Mini Park - Pocket Park	0.30	0.30	public 0.30	0.30	0.30	public 0.30
P5	Hillside Heights - Neighborhood Park	1.99	1.89	private 0.95	1.99	1.89	public 1.89
<i>Mesa</i>							
P6	Mesa Mini Park - Pocket Park	0.52	0.32	public 0.32	0.52	0.32	public 0.32
P7	Mesa Park - Neighborhood Park	3.23	2.73	private 1.37	3.23	2.73	private 1.37
<i>Summit</i>							
P8	Summit Mini Park - Pocket Park	0.55	0.55	private 0.28	0.55	0.55	public 0.55
P9	Saddleback Park - Staging Area	1.41	0.21	public 0.21	1.41	0.21	public 0.21

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**Table 12
Park Summary**

		Option A			Option B		
		Gross Area	Net Area	PLDO Credit	Gross Area	Net Area	PLDO Credit
		(Acres)	(Acres)	(Acres)	(Acres)	(Acres)	(Acres)
<i>Knoll</i>							
P10	Knoll Mini Park - Pocket Park	0.37	0.27	private 0.14	0.37	0.27	public 0.27
P11a	Peak's Park - Community Park	0.00	0.00	public 0.00	5.40	4.38	public 4.38
P11b	Peak's Park - Community Park	7.05	5.66	private 2.83	1.65	1.48	private 0.74
P11c	Peak's Park - Dog Park	1.80	1.02	public 1.02	1.80	1.02	public 1.02
<i>Valley</i>							
P12	Valley Green - Neighborhood Park	2.01	1.73	private 0.87	2.01	1.73	private 0.87
P13a	Creekside Park - Neighborhood Park	2.20	1.8	private 0.90	2.20	1.8	public 1.80
P13b	Creekside Park - Neighborhood Park	0.70	0.5	private 0.25	0.70	0.5	private 0.25
P14	Sierra Farms - Community Park	7.05	2.48	private 1.24	7.05	2.48	private 1.24
<i>Pocket Parks</i>							
P15	Pocket Parks & Overlooks	0.80	0.80	private 0.40	0.80	0.80	public 0.80
Total Parks Provided		35.66	23.91	13.66	35.66	24.11	18.59
Total Parks Required @ 2135 Units				18.41			18.41

3.7.9 Park Types by Neighborhood

The park plans represent potential park layouts and amenities and are conceptual and for illustrative purposes only. Final design and amenities will be subject to review and approval of the Director of the Department of Parks and Recreation and pursuant to the procedure set forth in this document. Final park PLDO acreages shall be in substantial conformance to the approved Specific Plan.

1. Town Center

a. Oak Grove Park (1.95 acres) P1:

Oak Grove Park celebrates the existing oak and boulder landscape found along Deer Springs Road. Suggested programming includes preservation of large oak trees, picnic areas, trails, and fitness nodes. See **Figure 63, Oak Grove Park**.

b. Village Green (0.89 acres) P2:

Village Green is located in the heart of the Town Center commercial area. The park shall be designed to be accessible from the adjacent businesses and provide a gathering space for community events. More refined in character, this park may include game tables, flexible turf, an electric bike station, and plaza seating. See **Figure 64, Village Green**.

c. Joint Use Park (2.84 acres) P3:

The Joint Use Park is located adjacent to the school site to allow for joint use access. Proposed amenities include turf for active and passive play as well as a backstop for T-ball and little league practice and games, bike racks, and a children's play area. Because the park will be joint-use with the school, only half credit shall be given for PLDO acreage. See **Figure 65, Joint Use Park**.

2. Hillside Neighborhood

a. Hillside Mini Park (0.30 acres) P4:

Hillside Mini Park includes proposed amenities such as a community garden, picnic area, and connections to the pathway and trail network. See **Figure 66, Hillside Mini Park**.

b. Hillside Heights (1.99 acres) P5:

Hillside Heights is perched on the edge of the open space preserve and is easily accessible from all areas of the Hillside neighborhood. Potential program amenities include shaded picnic areas, children's play area, fitness stations, an electric bike station, and open turf areas. A strategically located picnic area is proposed at the park's high point to provide panoramic views to the east and southeast. See **Figure 67, Hillside Heights**.

3. Mesa Neighborhood

a. Mesa Mini Park (0.52 acres) P6:

Mesa Mini Park includes proposed amenities such as a community garden, picnic area, and connection to the pathway and natural trail network. See **Figure 68, Mesa Mini Park.**

b. Mesa Park (3.23 acres) P7:

Mesa Park includes proposed amenities responding to the needs of the active adults living in the Mesa neighborhood, such as a clubhouse, pool, electric bike station, open turf area, and landscape amenities. See **Figure 69, Mesa Park.**

4. Summit Neighborhood

a. Summit Mini Park (0.55 acres) P8:

Summit Mini Park is a mini park situated to take advantage of nearby views and provide access to the adjacent trails network. Proposed amenities include a picnic area and connections to the pathway and trail network. See **Figure 70, Summit Mini Park.**

5. Camino Mayor

a. Saddleback Park (1.41 acres) P9:

Saddleback Park is located off Camino Mayor Road on the northern portion of the Site with access to the open space trails. Proposed amenities include parking for approximately 5 horse trailers and 12 vehicles, picnic areas, equestrian facilities, a public restroom area, bike racks, and a trail head. See **Figure 71, Saddleback Park.**

6. Knoll Neighborhood

a. Knoll Mini Park (0.37 acres) P10:

Knoll Mini Park includes proposed amenities such as a small playground for children and a picnic area. This park provides access to the adjacent trail network. See **Figure 72, Knoll Mini Park.**

b. Peak's Park (8.85 acres) P11a, 11b, and P11c:

Located in the Knoll neighborhood, Peak's Park includes both a community park and a recreation area. Peaks and boulders should be utilized as primary design elements; using landforms, overlooks, and large boulders where possible. Proposed amenities include a loop trail, exercise circuit, children's play area, an electric bike station, amphitheater seating, a public restroom area, picnic areas, a dog park, and a large flexible recreational lawn area. Potential amenities include a community building, pool, and outdoor gathering spaces/fire pits. See **Figure 73, Peak's Park.**

7. Valley Neighborhood

a. Valley Green (2.01 acres) P12:

Valley Green includes proposed amenities designed to provide a gathering space large enough for group picnics, neighborhood movies, and informal play. Potential program amenities include a community building, children's play area, an electric bike station, pool, and a community garden. See **Figure 74, Valley Green**.

b. Creekside Park (2.90 acres) P13a and P13b:

Creekside Park connects pedestrians and site hydrology from Sarver Lane to the open space surrounding the eastern edge of the Valley neighborhood. This park highlights the hydrologic functions of the Valley by incorporating decorative stormwater features. The park is anchored by a stormwater basin and framed by proposed amenities that may include picnic areas, open lawn, bike racks, and a children's play area. See **Figure 75, Creekside Park**.

8. Sarver Lane

a. Sierra Farms (7.05 acres) P14:

Located at the west entry off Sarver Lane, this rustic park will create an inviting gateway to the Community. Proposed amenities include a flexible open lawn, bike racks, vineyards, and a multi-purpose building that could be used for Community or private events. A homeowners association (HOA) maintained greenwaste compost area is proposed within the HOA maintenance yard. The greenwaste compost area is intended to be used for landscape trimming from common area landscapes. See **Figure 76, Sierra Farms**.

9. Community-Wide Pocket Parks, Overlooks, and Maintenance Access Easements

a. Pocket Parks (0.8 acres) P15:

Park P15 is a series of seven pocket parks that vary in size and placement throughout the Site. Each pocket park would offer users a rest point, capture unique views and vistas, and/or provide space for picnic tables, walking paths, interpretive education, or other passive uses. Each park is connected to the Community-wide trail network. See **Figure 77, Typical Pocket Parks and Typical Overlooks**.

b. Overlooks:

Overlooks are located to offer users a rest point and to capture unique views and vistas. Each overlook is connected to the Community-wide trail networks. See **Figure 77, Typical Pocket Parks and Typical Overlooks**.

c. Maintenance Access Easements

These easements shall be located throughout the neighborhoods as shown on the Tentative Map. While the primary function of these access easements will be to provide access for brush management and storm drainage, many areas also offer an opportunity for pedestrian access to open space, trails, and views. A 10' wide drivable pathway shall be included at each access easement. In wider easements, amenities such as a meandering trail, benches, tables, and/or interpretive education should be included. Planting in these easements shall be per the Enhanced Landscape Plant palette.

3.7.10 Pathway and Trail Standards and Design Guidelines

A Community-wide pathway and trail network links each park and overlook to Community neighborhoods. Pathways shall be located along the main access roads (Mesa Rock Road and Sarver Lane), and shall be looped through neighborhoods to promote walkability. **Figure 62, Park and Trail Plan**, shows the Community pathway and trail network.

The following design guidelines are provided for pathway and trails:

1. Connectivity: Connections shall be established from pathways and trails to each of the neighborhood parks.
2. Trail Alignment: Trails should incorporate key landforms and boulders for trail rest points or views (i.e., catalog notable landforms and boulders along the trail).
3. Environmental Education: Pathways and trails should be used as a platform for public awareness and environmental education.
4. Trail Design for Multiple Users: Trail design should accommodate a variety of users including pedestrians, cyclists, and equestrians per the County Trail Master Plan.
5. Pocket Parks and Overlooks: Additional pocket parks should be incorporated along pathways and trails to create rest points where feasible.
6. Trail Surface: Materials used should be natural soil and/or stabilized decomposed granite.

3.7.11 Pathway and Trail Types

1. Community Pathways and Trails

a. Multi-use Pathways along Primary Roads

The multi-use pathways connect each neighborhood creating a larger community-wide network. These pathways should be based on the Type D, Pathway (special), from the County Trails Program with a trail width of 8 feet and are within the right-of-way. See **Figure 78, Community Pathways and Trails**.

b. Internal Pathways within Neighborhoods

These pathways provide interior loops within the neighborhoods and are within the right-of-way of residential roads. Internal pathways should be modified from the Type B, Rural Trails, and have a width of 6 feet. See **Figure 78, Community Pathways and Trails**.

c. Secondary Trails within Neighborhoods

Secondary trails within neighborhoods are located within easements and connect residents to overlooks throughout the Community. They should be modified from the Type C, Primitive Trail from the County Trails Program, with a minimum trail width of 3 feet and a maximum slope of 30%. See **Figure 78, Community Pathways and Trails**.

2. Open Space Trails

a. Multi-use Trails Through Open Space

These trails are located in the northern portion of the Site within public access easements. These trails should be based on the Type B, Rural Trail, from the County Trails Program with a trail width of 8 feet and maximum slope of 15%. See **Figure 79, Open Space Trails**.

b. Secondary Trails through Open Space

Secondary trails complete the northern trail system in the northern portion of the Site within public access easements. Most secondary trails create links from the multi-use trail to overlooks. They should be modified from the Type C, Primitive Trail, from the County Trails Program with a minimum width of 3 feet and a maximum slope of 30%. See **Figure 79, Open Space Trails**.

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SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 35
Commercial Building Setbacks

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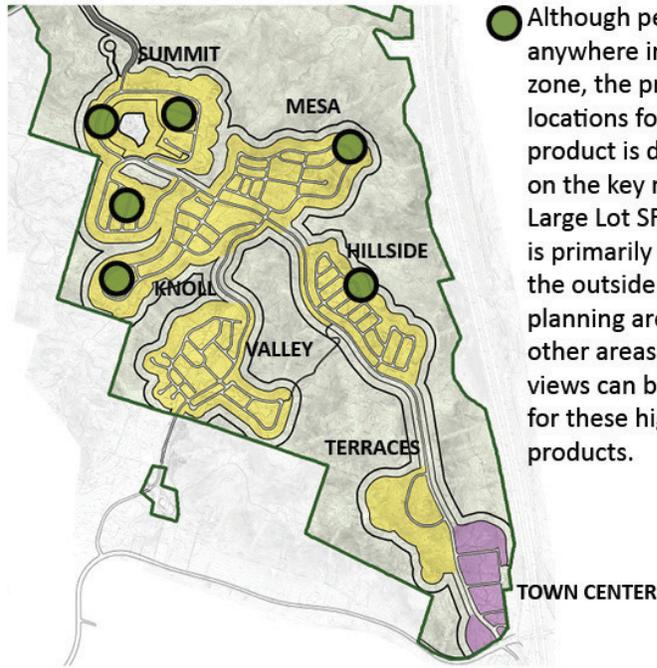
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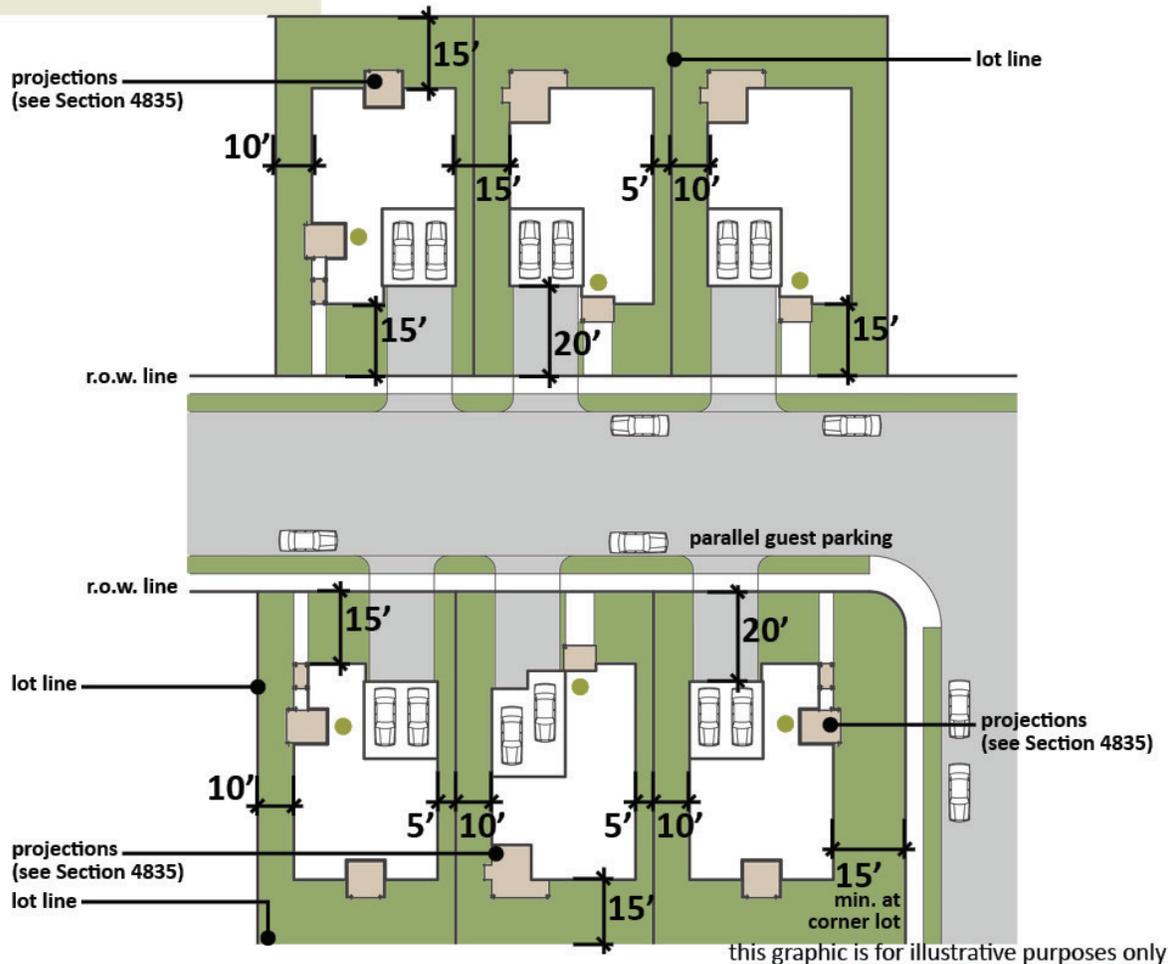
Large Lot SFD Standards

The Large Lot SFD product is permitted in RS zone areas as shown in yellow on the key map at right. These standards apply for lots ranging from 5,040 to 8,000 sq.ft.

Character:
 Typical Single Family Detached homes utilizing indoor/outdoor space. Garages are set back to provide driveway parking and create a varied street scene. Larger setbacks provide additional privacy.



Although permitted anywhere in the RS zone, the preferred locations for this product is denoted on the key map. The Large Lot SFD product is primarily used on the outside rows of planning areas and other areas where views can be maximized for these higher end products.



SOURCE: SCHMIDT DESIGN GROUP, INC. 2016

FIGURE 36
Large Lot SFD Standards

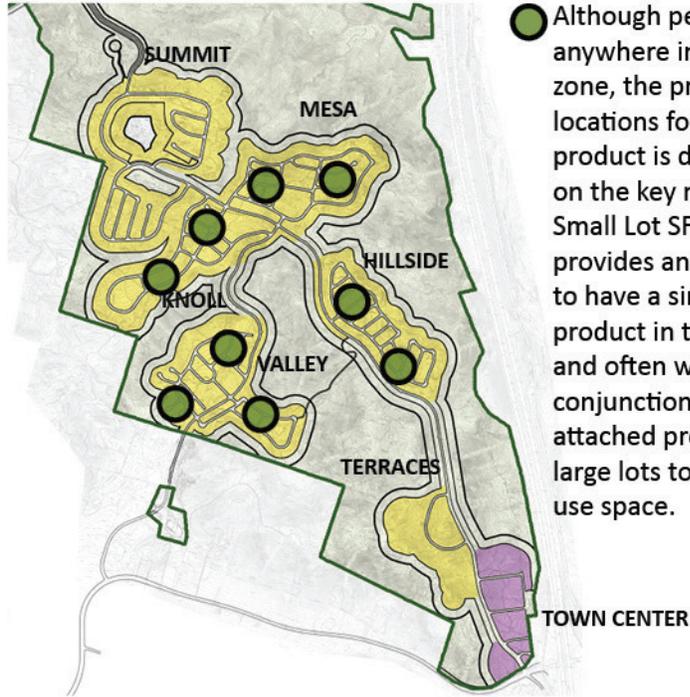
Newland Sierra Specific Plan

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Small Lot SFD Standards

The Small Lot SFD product is permitted in RS zone areas as shown in yellow on the map at the right. These standards apply for lots ranging from 3,000 to 5,000 sq.ft.

Character:
 Typical Single Family Detached homes on smaller, efficient lots, utilizing indoor/outdoor space. Garages are set back to provide driveway parking and create a varied street scene.



Although permitted anywhere in the RS zone, the preferred locations for this product is denoted on the key map. The Small Lot SFD product provides an opportunity to have a single family product in tighter areas, and often work in conjunction with both attached products and large lots to efficiently use space.



SOURCE: SCHMIDT DESIGN GROUP, INC. 2016

this graphic is for illustrative purposes only

FIGURE 37
Small Lot SFD Standards

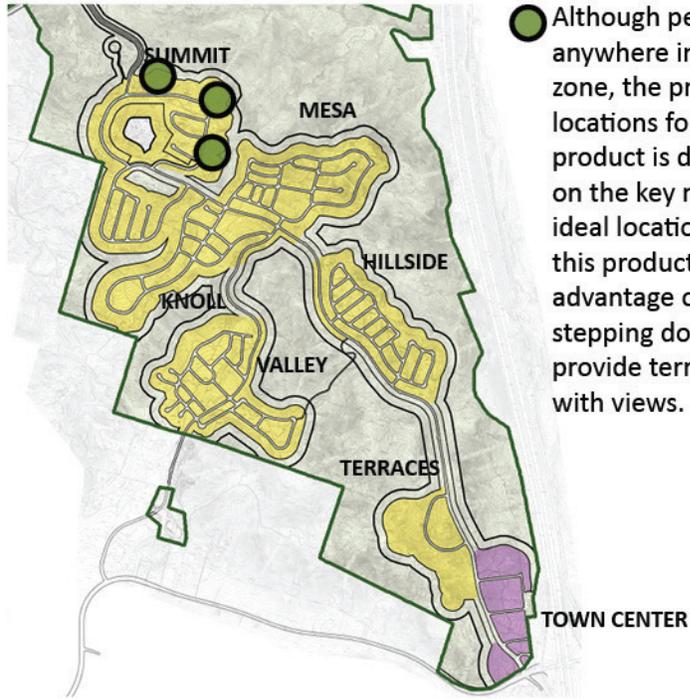
Newland Sierra Specific Plan

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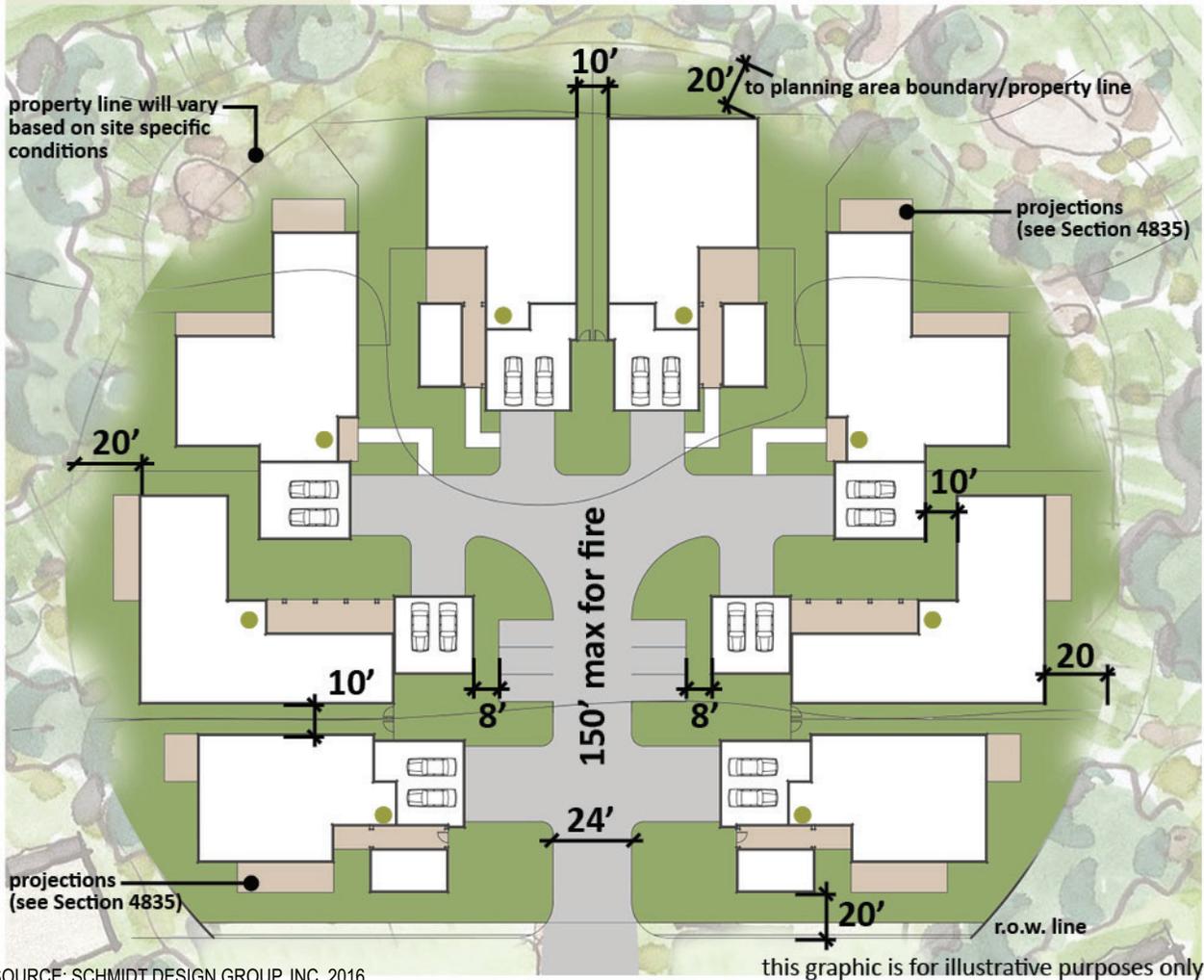
Grade-Adaptive SFD Cluster Standards

The Grade-Adaptive Cluster product are permitted in RS zone areas as shown in yellow at right. Designed with irregular property lines to accommodate natural slope and land features.

Character:
Over 2,000 sq.ft. Single family, grade-adaptive units maximize views from their terraced private yards, while preserving the knolls and natural topography of the site by clustering the homes around a motor court.



Although permitted anywhere in the RS zone, the preferred locations for this product is denoted on the key map. The ideal location for this product takes advantage of slope stepping down a hill to provide terraced yards with views.



SOURCE: SCHMIDT DESIGN GROUP, INC. 2016

FIGURE 38
Grade Adaptive SFD Clusters

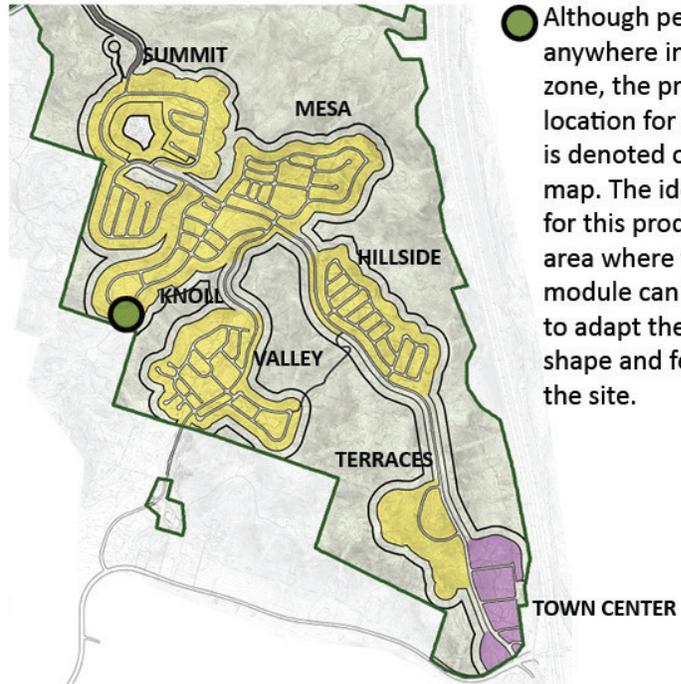
Newland Sierra Specific Plan

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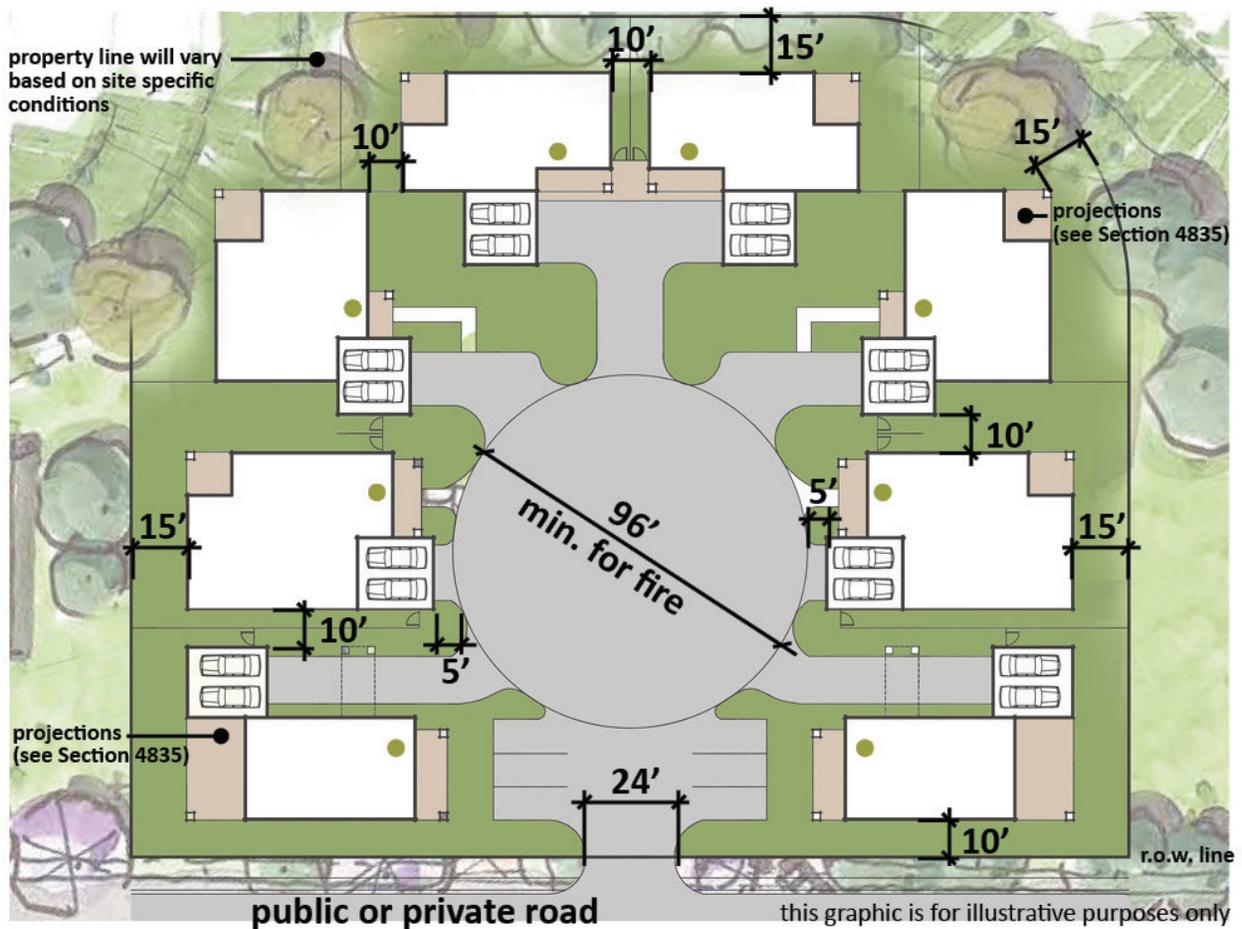
Family Cluster Standards

Family Clusters are permitted in RS zone areas. Designed with irregular property lines to accommodate and preserve natural land features.

Character:
Under 2,000 sq.ft. Single family units take advantage of distant views from their private yards, while preserving the knolls and natural landscape of the site by clustering the homes together.



Although permitted anywhere in the RS zone, the preferred location for this product is denoted on the key map. The ideal location for this product is in an area where the cluster module can be modified to adapt the natural shape and features of the site.



SOURCE: SCHMIDT DESIGN GROUP, INC. 2016

FIGURE 39
Family Cluster Standards

Newland Sierra Specific Plan

Newland Sierra Specific Plan

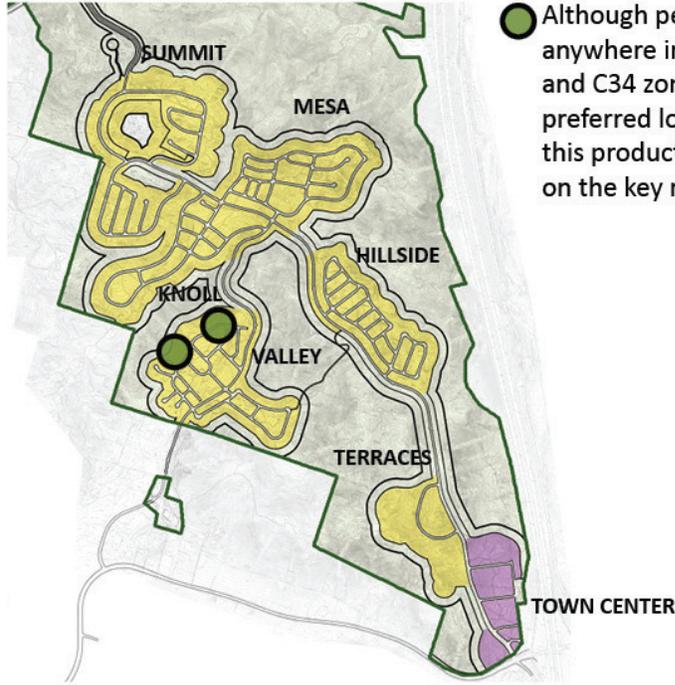
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Paseo Cluster Standards

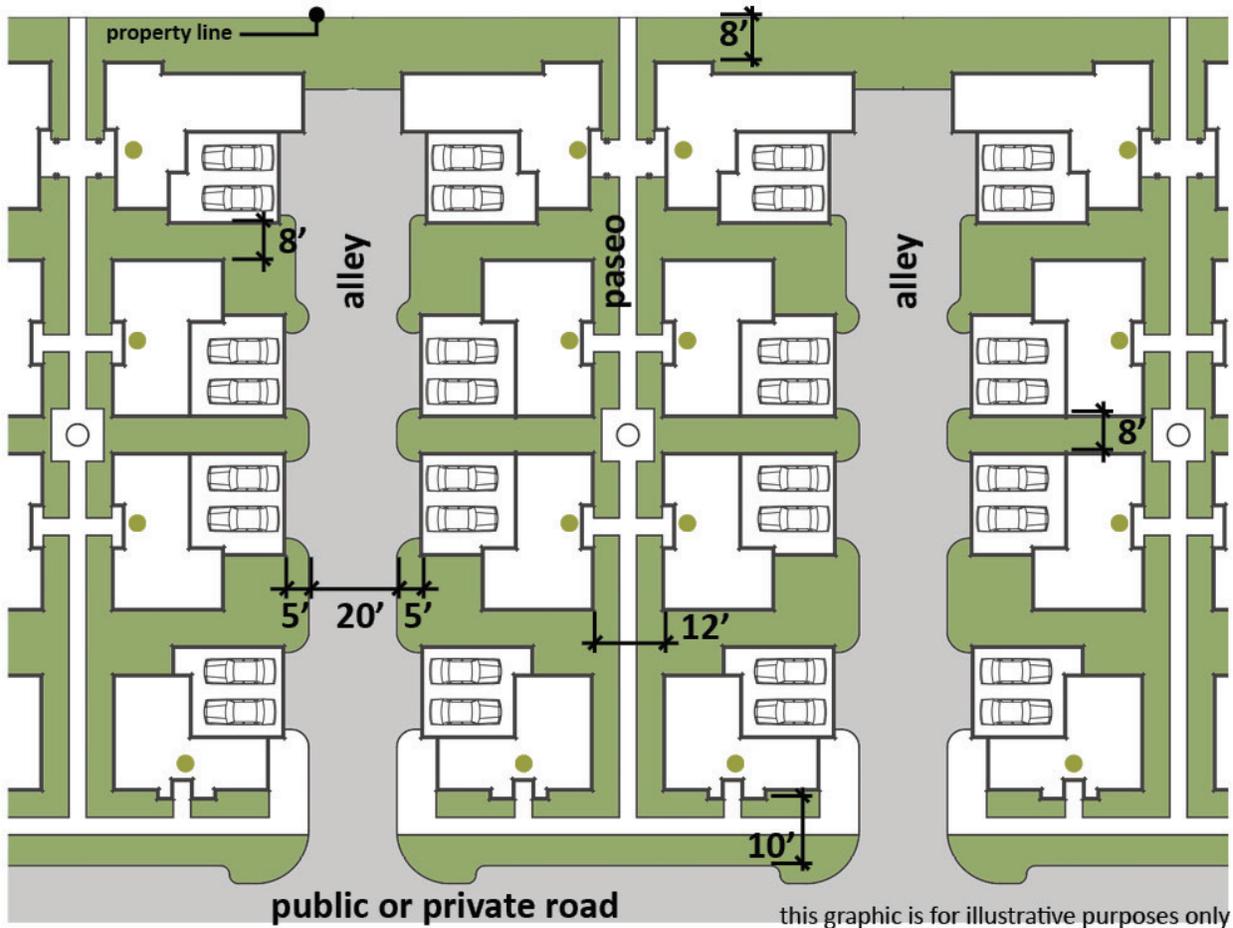
Paseo Clusters are permitted in both RS (denoted by yellow) and C34 (denoted by purple) zone areas.

Character:

Alley-loaded detached homes with front doors opening on a shared paseo or street frontage, provides higher densities with a detached product.



Although permitted anywhere in the RS and C34 zones, the preferred location for this product is denoted on the key map.



this graphic is for illustrative purposes only

SOURCE: SCHMIDT DESIGN GROUP, INC. 2016

FIGURE 40
Paseo Clusters

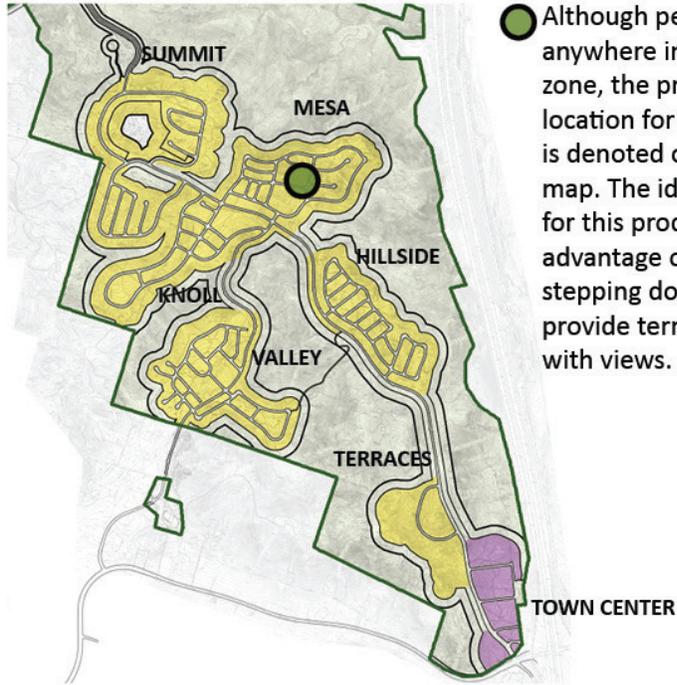
Newland Sierra Specific Plan

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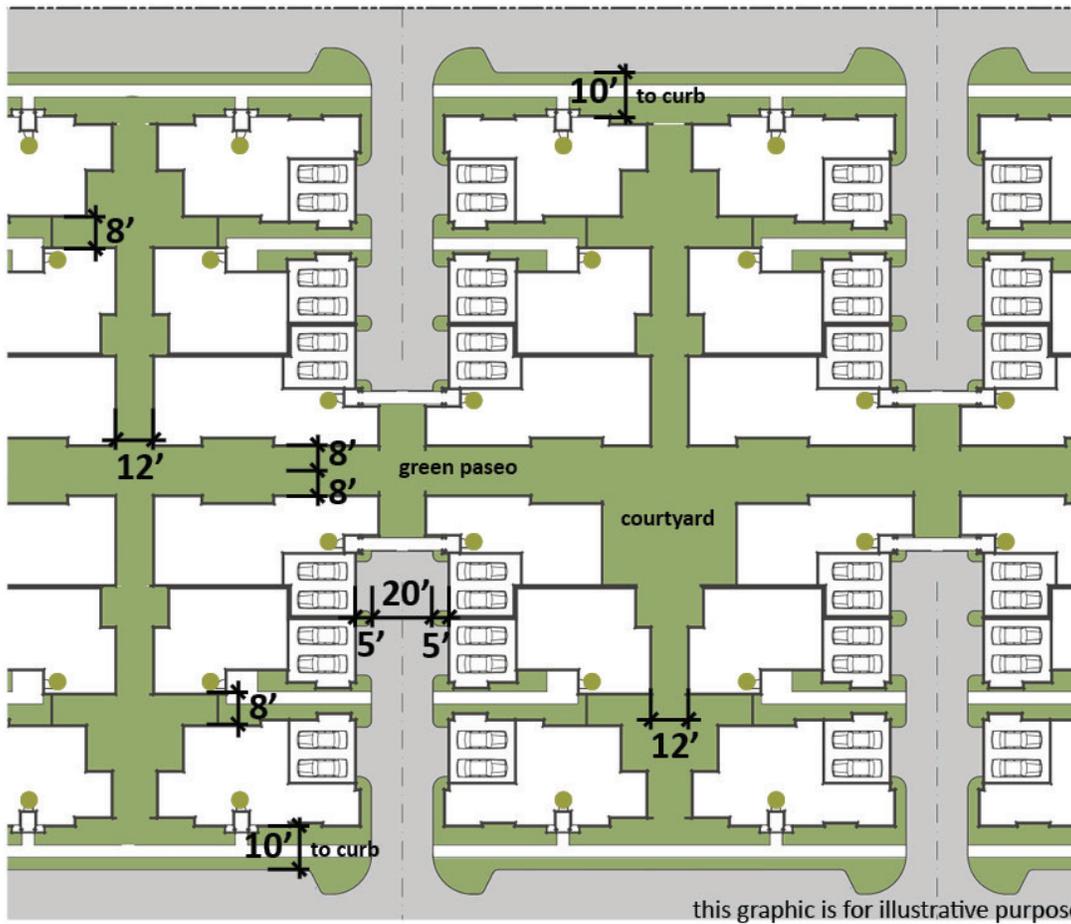
Active Adult Cluster Standards (alley load)

Active Adult Clusters are permitted in RS zone areas as shown in yellow on the map at right.

Character:
One-story structures with attached and detached units, but designed to look and feel like individual homes. Floor plans and site details catered to active adults. Clustered around courtyard areas to create community gathering areas.



Although permitted anywhere in the RS zone, the preferred location for this product is denoted on the key map. The ideal location for this product takes advantage of slope stepping down a hill to provide terraced yards with views.



this graphic is for illustrative purposes only

SOURCE: SCHMIDT DESIGN GROUP, INC. 2016

FIGURE 41
Active Adult Clusters
Newland Sierra Specific Plan

Newland Sierra Specific Plan

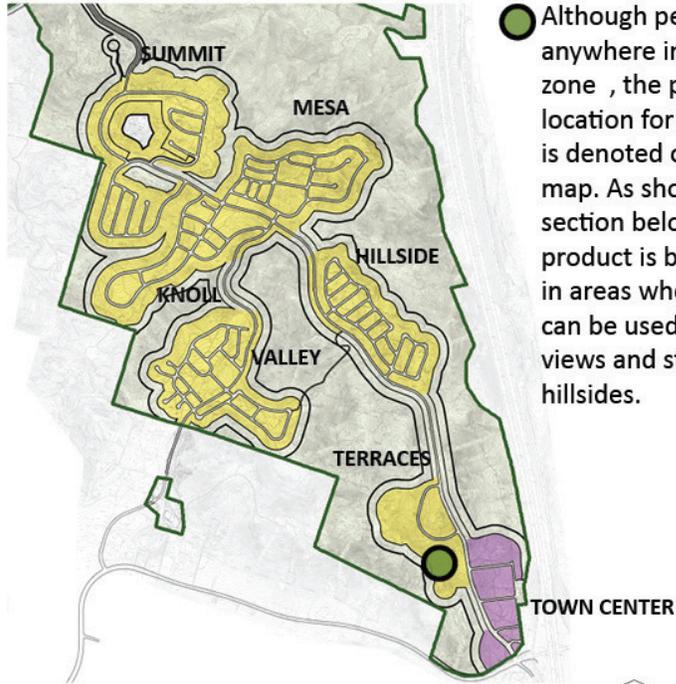
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Grade-Adaptive Townhome Standards

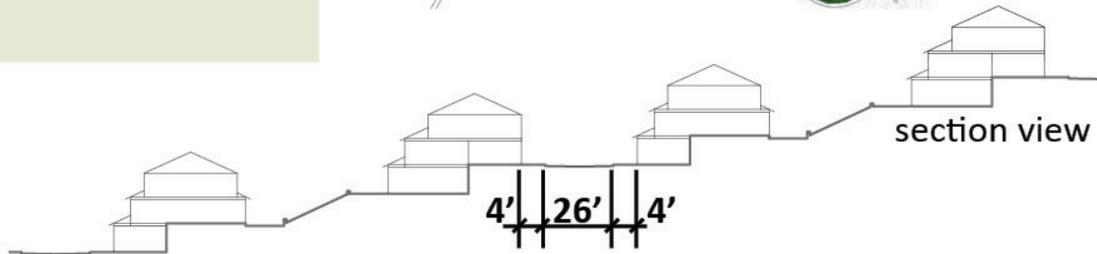
Grade-Adaptive Townhomes are permitted in RS zone areas.

Character:

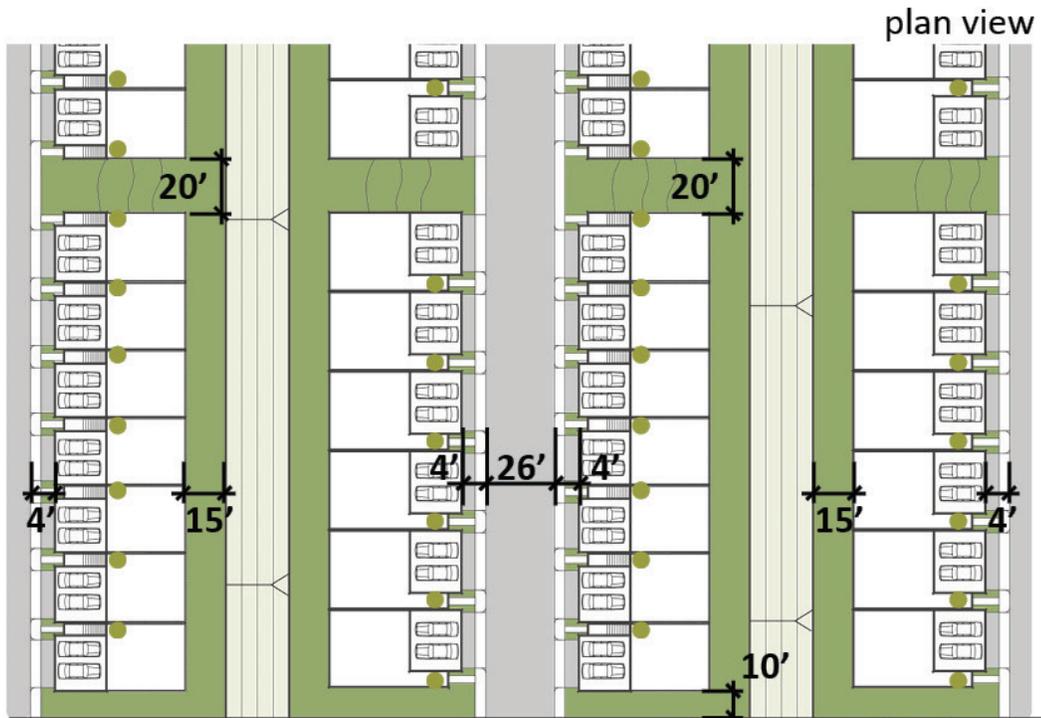
Townhomes planned on areas with slope using grade-adaptive architecture. Additional slope can be taken up within the buildings by creating upslope and downslope floor plans to maximize views. Landscaped slope banks create further separation between rear yards.



Although permitted anywhere in the RS zone, the preferred location for this product is denoted on the key map. As shown on the section below, this product is best utilized in areas where slope can be used to create views and stabilize hillsides.



section view



plan view

this graphic is for illustrative purposes only

SOURCE: SCHMIDT DESIGN GROUP, INC. 2016

FIGURE 42
Grade Adaptive Townhomes

Newland Sierra Specific Plan

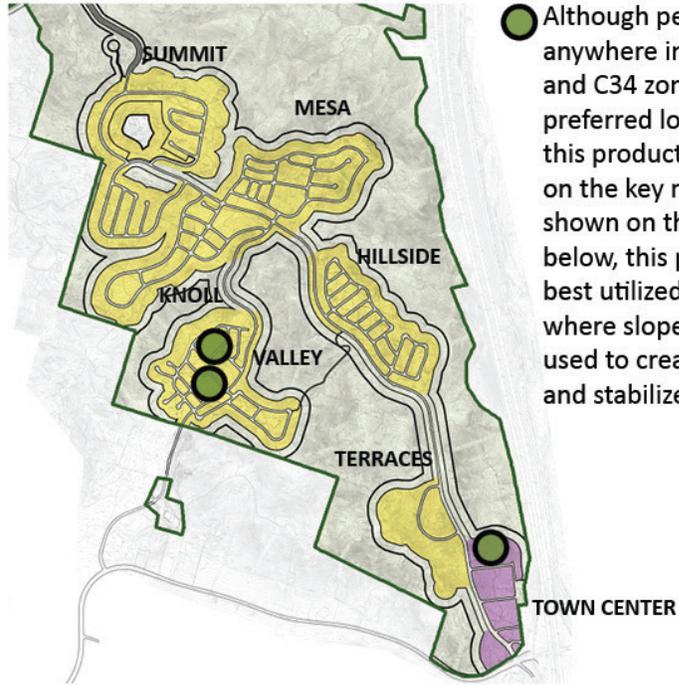
Newland Sierra Specific Plan

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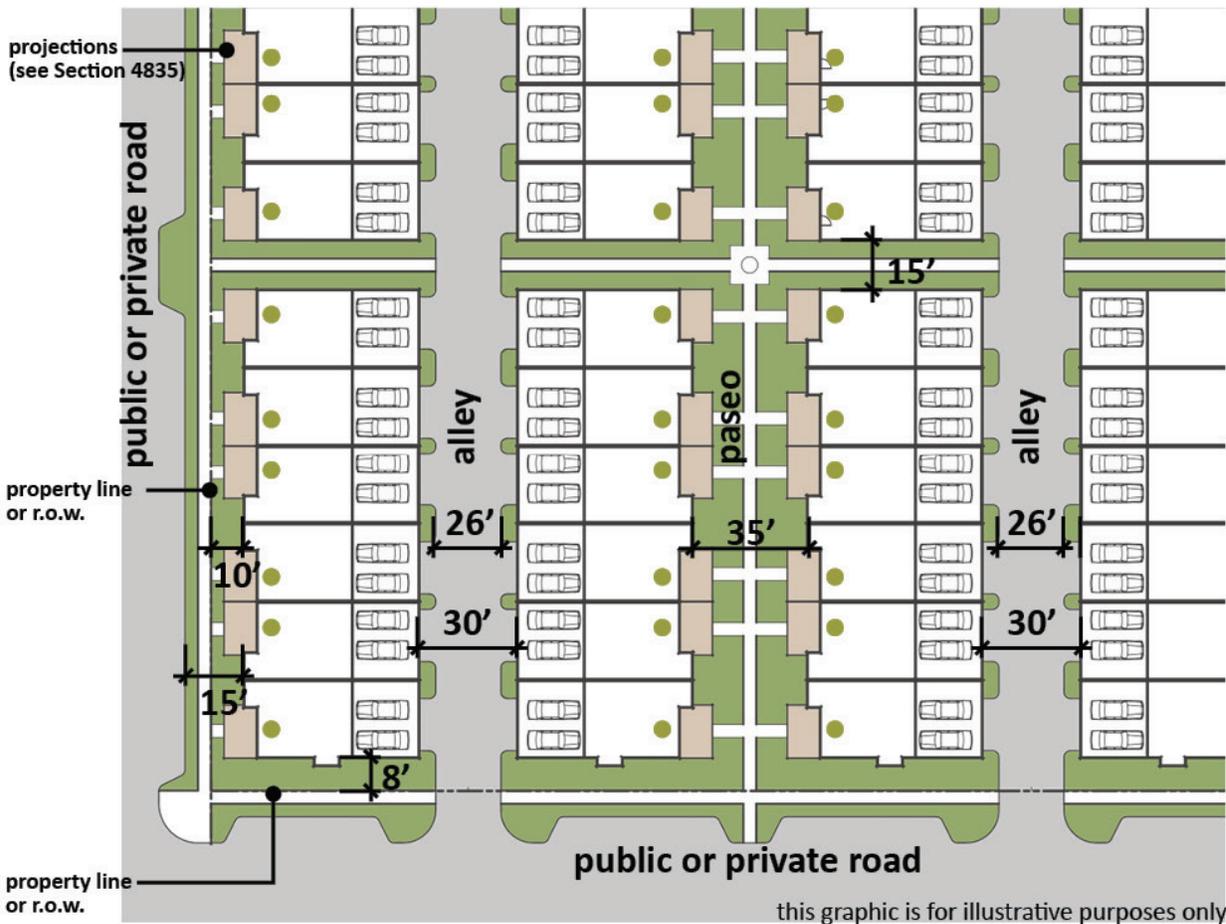
Row Townhome Standards

Row Townhomes are permitted in both RS (denoted by yellow) and C34 (denoted by purple) zone areas.

Character:
 Alley-loaded Row
 Townhomes engage the street at a pedestrian scale while proving higher density. Variations in architectural details can create a vibrant streetscape.



Although permitted anywhere in the RS and C34 zones, the preferred location for this product is denoted on the key map. As shown on the section below, this product is best utilized in areas where slope can be used to create views and stabilize hillsides.



SOURCE: SCHMIDT DESIGN GROUP, INC. 2016

FIGURE 43
Row Townhomes

Newland Sierra Specific Plan

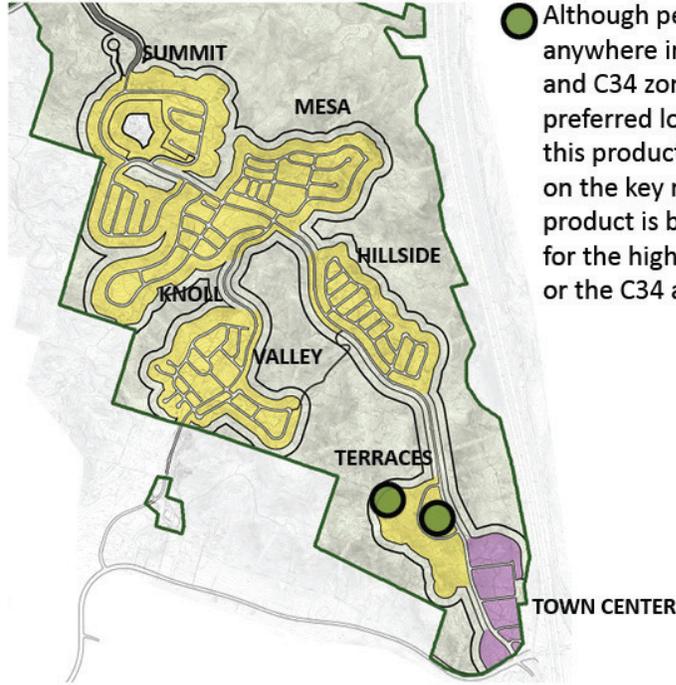
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Townhome Cluster Standards

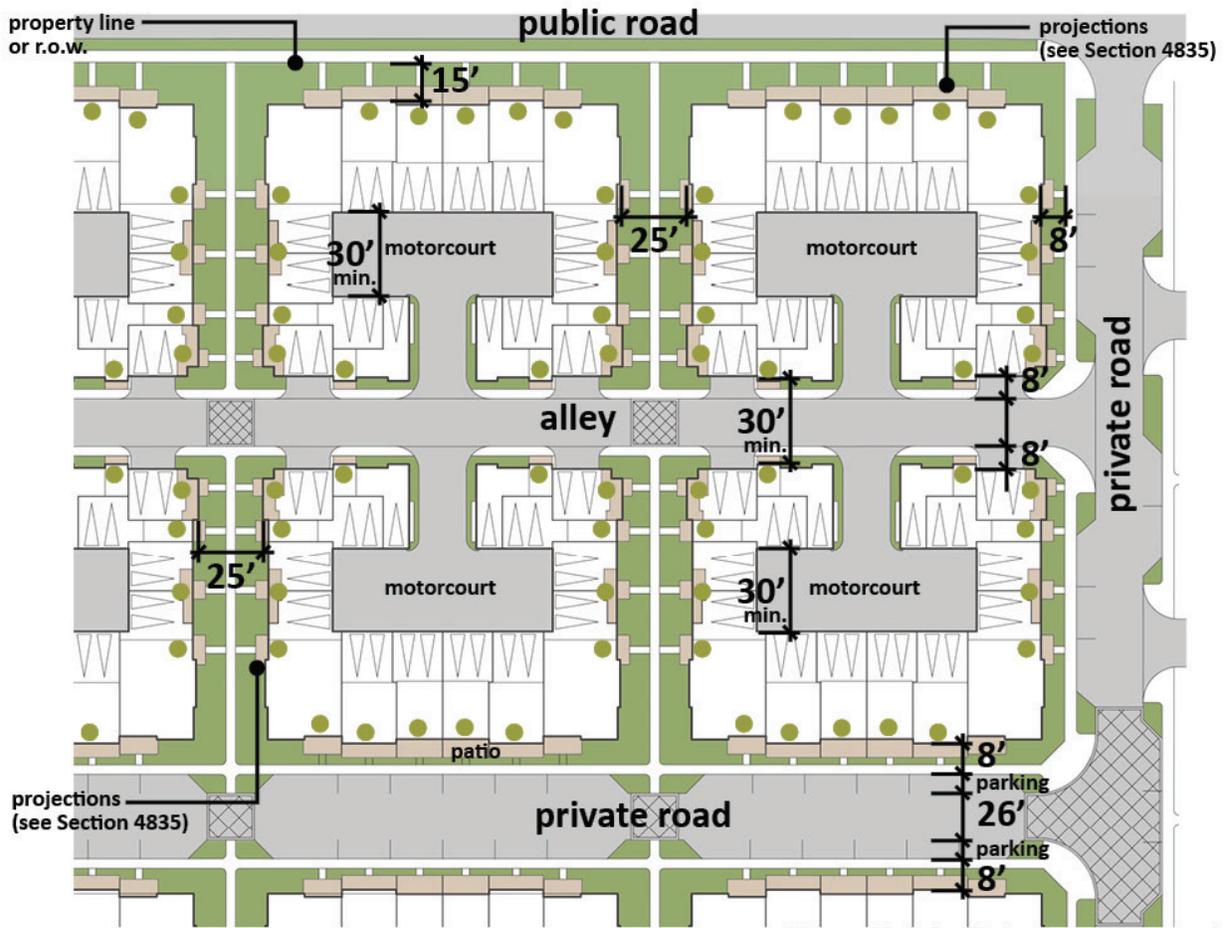
Townhome Clusters are permitted in both RS (denoted by yellow) and C34 (denoted by purple) zone areas.

Character:

Garage doors are turned inward on a courtyard to allow building frontage and front door access on 4 sides of the building. Architecture can be designed to give each unit and entry its own character to break up the building mass.



Although permitted anywhere in the RS and C34 zones, the preferred location for this product is denoted on the key map. This product is best suited for the higher densities or the C34 areas.



this graphic is for illustrative purposes only

SOURCE: SCHMIDT DESIGN GROUP, INC. 2016

**FIGURE 44
Townhome Clusters**

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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Architectural Character

Single Family Detached

Detached homes respect the existing terrain of the site while integrating natural, rustic materials to blend in with the landscape, creating a rural-themed architectural character.



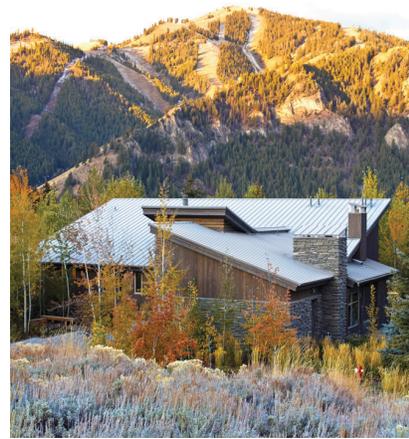
contemporary interpretations should compliment local architectural heritage



indoor/outdoor space should be incorporated into the design



rustic materials, natural stone walls, and appropriate landscaping should blend in the natural surroundings



the form of the building should complement the existing terrain

Clusters

Cluster homes allow for a detached feel while achieving higher densities and using less land. Creating unique spaces in between buildings provide interest and opportunities to connect with neighbors.



individual buildings within clusters should have their own architectural identity to create aesthetic variety



cluster homes should be individually designed to respond to the natural terrain of the site and should create opportunities for public open space and community gathering areas as shown above

SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 45 Architectural Character

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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Architectural Character

Multifamily rural-themed architectural character and detailing applied to multifamily dwellings can help break up the massing of larger buildings.



varied building heights should be utilized to reduce the impact of larger buildings



private open space should be provided for multifamily homes



the overall building mass should be broken up with projecting and recessed building forms create a unique feel for each individual unit



public open space shall be provided as part of multifamily dwellings

Town Center Commercial areas within the Town Center shall apply the architectural character consistent throughout the rest of the Community.



sidewalks should incorporate landscape and furniture to enhance the pedestrian experience



plazas and gathering areas should be planned within commercial areas



rustic building materials and landscape details in commercial areas should complement the architectural style throughout the Project



rustic architectural details should add character to the overall building

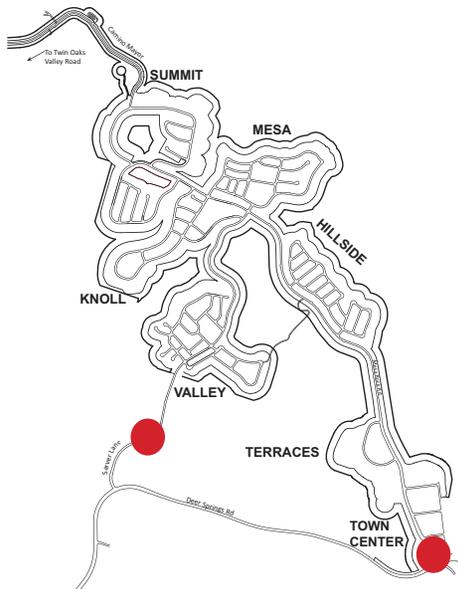
SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 46 Architectural Character

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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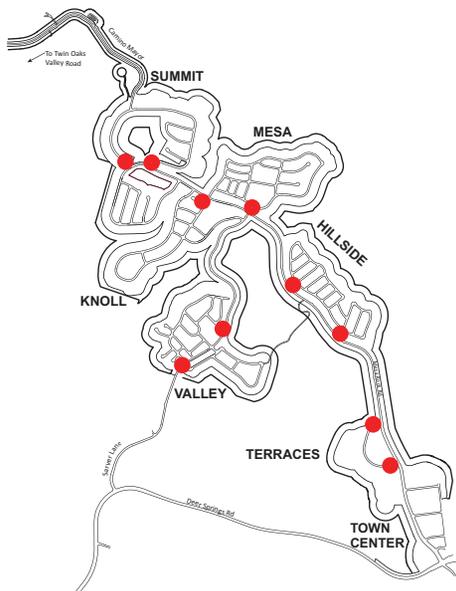
THIS GRAPHIC IS FOR
ILLUSTRATIVE PURPOSES ONLY.

FIGURE 47
Typical Community Entry Sign

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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THIS GRAPHIC IS FOR
ILLUSTRATIVE PURPOSES ONLY.

FIGURE 48
Typical Neighborhood Entry Monument

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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PARK ENTRY MONUMENT

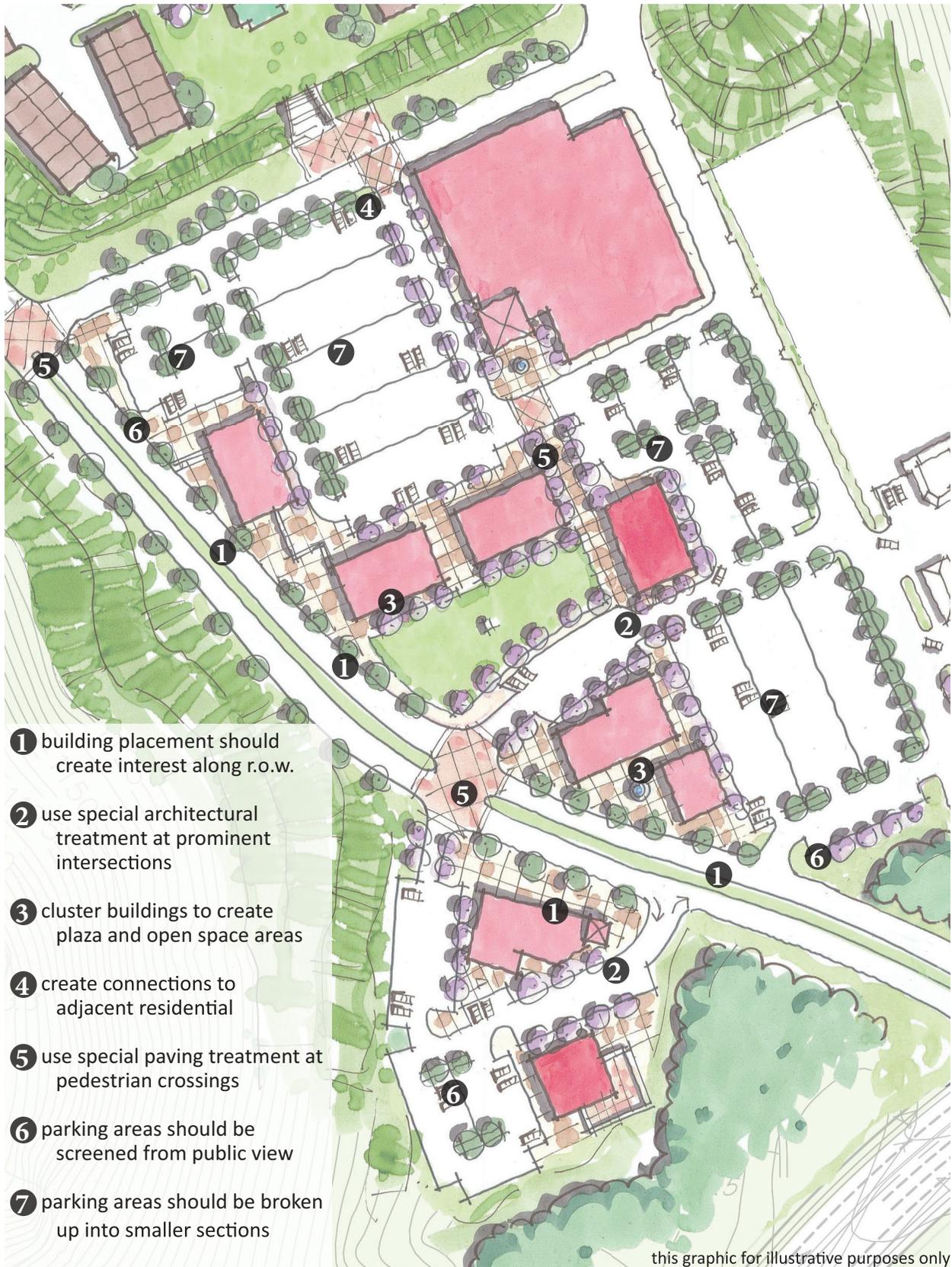
TRAIL MARKER

THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 49
Typical Park Entry Monument and Trail Marker

Newland Sierra Specific Plan

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- 1 building placement should create interest along r.o.w.
- 2 use special architectural treatment at prominent intersections
- 3 cluster buildings to create plaza and open space areas
- 4 create connections to adjacent residential
- 5 use special paving treatment at pedestrian crossings
- 6 parking areas should be screened from public view
- 7 parking areas should be broken up into smaller sections

this graphic for illustrative purposes only

SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 50
Conceptual Commercial Site Plan

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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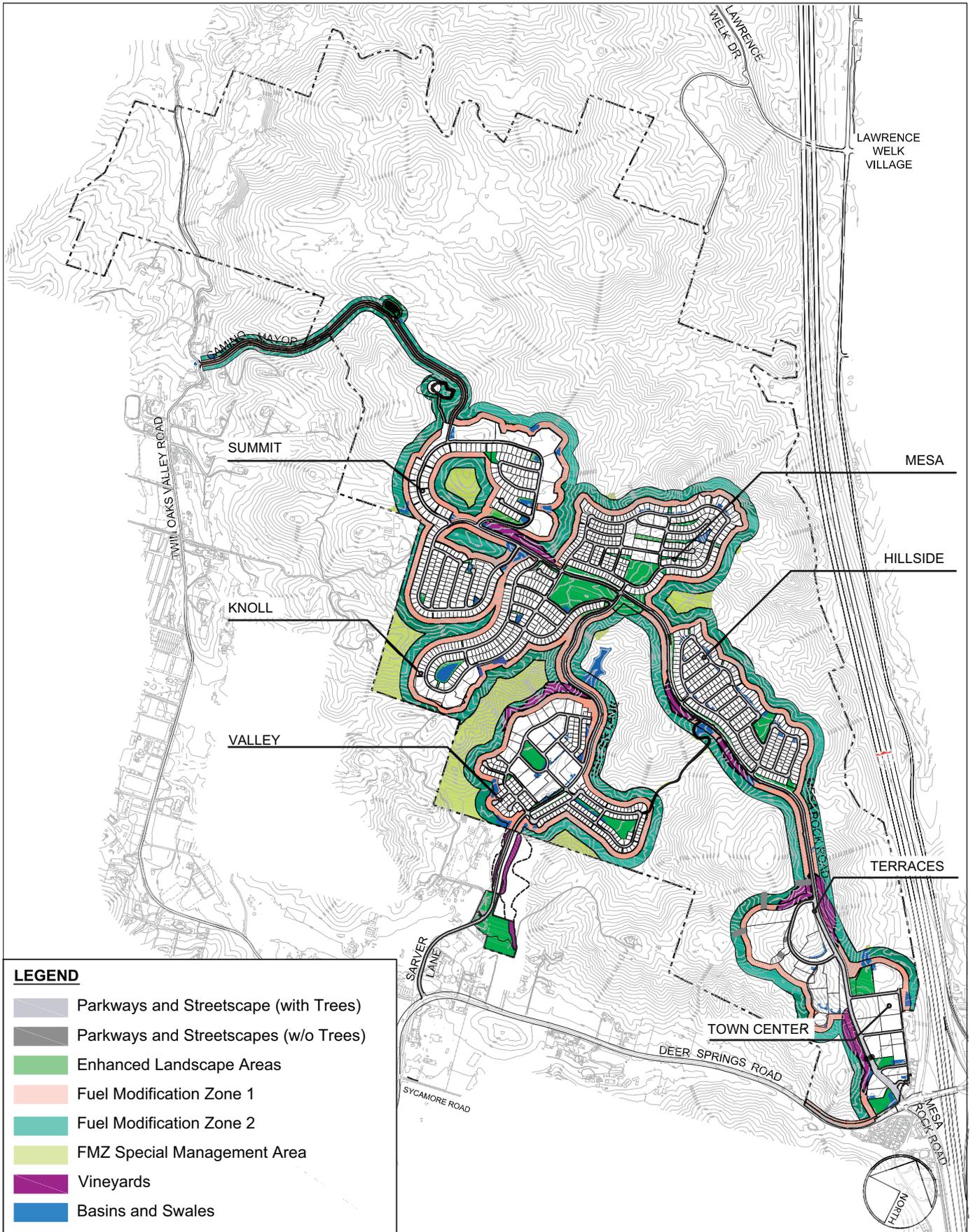


FIGURE 51
Landscape Concept Plan

Newland Sierra Specific Plan

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PARKWAYS AND STREETSCAPES

Note: This planting zone forms the foundation of the landscape character for the community. See also Basin and Swale plant list for streetscapes with swales.

Trees along Mesa Rock Road and Sarver Lane (24" box min.)	
Botanic Name	Common Name
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus engelmannii</i>	Engelman Oak

Trees in Neighborhoods (24" box min.)	
Botanic Name	Common Name
<i>Arbutus 'Marina'</i>	Marina Strawberry Tree
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Lyonothamnus floribundus</i>	Catalina Ironwood
<i>Parkinsonia x 'Desert Museum'</i>	Thornless Palo Verde
<i>Podocarpus gracilior</i>	Fern Pine
<i>Quercus ilex</i>	Holly Oak
<i>Tristania conferta</i>	Brisbane Box

Grasses (hydroseed or plugs)	
Botanic Name	Common Name
<i>Aristida purpurea</i>	Purple Three Awn
<i>Bromus carinatus</i>	California Brome
<i>Deschampsia cespitosa</i>	Tufted Hair Grass
<i>Festuca rubra 'Molate'</i>	Creeping Red Fescue
<i>Festuca californica</i>	California Fescue
<i>Festuca microstachys</i>	Small Fescue
<i>Hordeum brachyantherum califor</i>	California Barley
<i>Lupinus truncatus</i>	Lupine
<i>Melica imperfecta</i>	Coast Range Melic
<i>Stipa pulchra</i>	Purple Needlegrass
<i>Stipa lepida</i>	Foothill Needlegrass

Shrubs and Groundcovers (1 gallon min.)	
Botanic Name	Common Name
<i>Agave spp.</i>	Agave Species
<i>Abutilon palmeri</i>	Indian Mallow
<i>Arctostaphylos spp.</i>	Manzanita
<i>Baccharis pilularis 'Pigeon Point'</i>	Dwarf Coyote Brush
<i>Ceanothus g. var.</i>	
<i>Horizontalis 'Yankee Point'</i>	Lilac
<i>Cistus x purpureus</i>	Orchid Rockrose
<i>Dasyliirion spp.</i>	Desert Spoon
<i>Dudleya spp.</i>	Dudleya
<i>Encelia californica</i>	Coast Sunflower
<i>Epilobium canum</i>	California Fuchsia
<i>Erigeron glaucus</i>	Seaside Daisy
<i>Galvesia speciosa</i>	Island Bush Snapdragon
<i>Grevillea spp.</i>	Grevillea
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Heteromeles arbutifolia</i>	Toyon
<i>Iva hayesiana</i>	San Diego Marsh-Elder
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Rhamnus spp.</i>	Coffeeberry
<i>Rhus ovata</i>	Sugarbush
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Rosa x Carpet Rose</i>	Carpet Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Sisyrinchium bellum</i>	Western Blue-Eyed Grass
<i>Sphaeralcea ambigua</i>	Desert Globemallow
<i>Verbena spp.</i>	Verbena
<i>Yucca spp.</i>	Yucca

FIGURE 52
Plant Palette - Parkways and Streetscapes

Newland Sierra Specific Plan

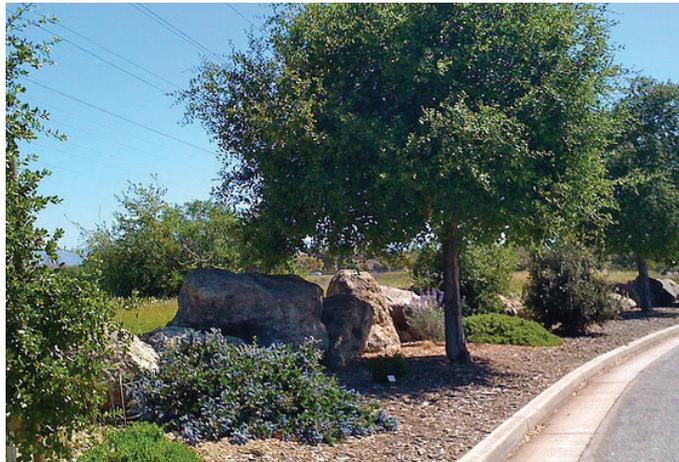
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Quercus agrifolia



Quercus engelmannii



Streetscape with low water use planting



Streetscape with low water use planting

NOTE: IMAGES SHOWN
HERE DEPICT LANDSCAPE
CHARACTER ONLY. SEE FULL
PLANT LIST FOR ALL PLANTS
ALLOWED IN THIS ZONE.

FIGURE 53
Plant Character Images - Parkways and Streetscapes

Newland Sierra Specific Plan

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BASINS AND SWALES

Note: All trees, shrubs and groundcovers previously noted in the Parkways and Streetscapes plant list may also be incorporated in this zone.

Trees (15 gallon min.)	
Botanic Name	Common Name
<i>Alnus rhumbifolia</i>	White Alder
<i>Cercis occidentalis</i>	Western Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Platanus racemosa</i>	California Sycamore
<i>Populus fremontii</i>	Western Cottonwood
<i>Salix gooddingii</i>	Goodding's Willow
<i>Salix lasiolepis</i>	Arroyo Willow

Shrubs and Groundcovers (1 gallon min.)	
Botanic Name	Common Name
<i>Achillea millefolium</i>	Common Yarrow
<i>Chondropetalum tectorum</i>	Small Cape Rush
<i>Iris douglasiana</i>	Douglas Iris
<i>Juncus</i> spp.	Rush
<i>Mahonia repens</i>	Creeping Mahonia
<i>Mimulus cardinalis</i>	Scarlet Monkeyflower
<i>Scirpus californicus</i>	Bulrush

Grasses (hydroseed or plugs)	
Botanic Name	Common Name
<i>Agrostis pallens</i>	Seashore Bent Grass
<i>Carex praegracilis</i>	California Field Sedge
<i>Deschampsia caespitosa</i>	Tufted Hairgrass
<i>Festuca microstachys</i>	Small Fescue
<i>Festuca rubra</i> 'Molate'	Molate Red Fescue
<i>Hordeum brachyanthum californicum</i>	California Barley
<i>Stipa pulchra</i>	Purple Needlegrass

FIGURE 54
Plant Palette - Basins and Swales

Newland Sierra Specific Plan

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BASINS AND SWALES

Note: All trees, shrubs and groundcovers previously noted in the Parkways and Streetscapes plant list may also be incorporated in this zone.

Trees (15 gallon min.)	
Botanic Name	Common Name
<i>Alnus rhombifolia</i>	White Alder
<i>Cercis occidentalis</i>	Western Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Platanus racemosa</i>	California Sycamore
<i>Populus fremontii</i>	Western Cottonwood
<i>Salix gooddingii</i>	Goodding's Willow
<i>Salix lasiolepis</i>	Arroyo Willow

Shrubs and Groundcovers (1 gallon min.)	
Botanic Name	Common Name
<i>Achillea millefolium</i>	Common Yarrow
<i>Chondropetalum tectorum</i>	Small Cape Rush
<i>Iris douglasiana</i>	Douglas Iris
<i>Juncus</i> spp.	Rush
<i>Mahonia repens</i>	Creeping Mahonia
<i>Mimulus cardinalis</i>	Scarlet Monkeyflower
<i>Scirpus californicus</i>	Bulrush

Grasses (hydroseed or plugs)	
Botanic Name	Common Name
<i>Agrostis pallens</i>	Seashore Bent Grass
<i>Carex praegracilis</i>	California Field Sedge
<i>Deschampsia caespitosa</i>	Tufted Hairgrass
<i>Festuca microstachys</i>	Small Fescue
<i>Festuca rubra</i> 'Molate'	Molate Red Fescue
<i>Hordeum brachyanthum californicum</i>	California Barley
<i>Stipa pulchra</i>	Purple Needlegrass

FIGURE 54
Plant Palette - Basins and Swales

Newland Sierra Specific Plan

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VINEYARDS

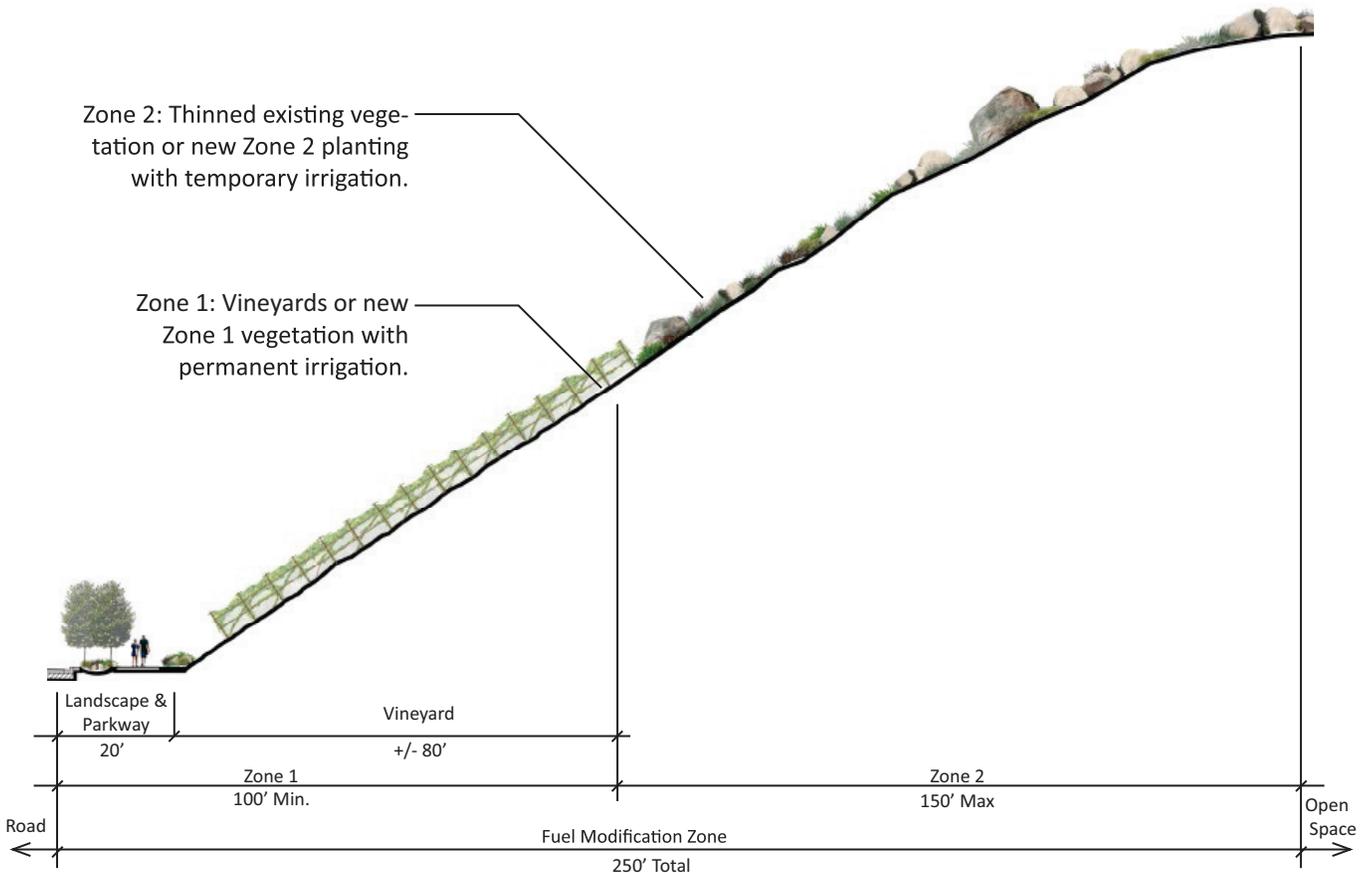
Note: Grape varieties should be selected in response to soil conditions, sun exposure, and other microclimatic conditions, as well as the anticipated demand/popularity for use in local wine production. Vineyard planting is acceptable within fuel modification zones 1 and 2.

Vines (Bare root stock)

Botanic Name	Common Name
Vitis spp.	Grape Vine

Hydroseed (between rows of vines)

Match Fuel Mod Zone 1 or 2 Grass Mix



Note: Vineyards may extend into Zone 2, which increases the irrigated area and reduces Zone 2 vegetation in some locations.

FIGURE 56
Plant Palette - Vineyards

Newland Sierra Specific Plan

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Hillside vineyards running perpendicular to slope



Non-combustible vine supports

NOTE: IMAGES SHOWN HERE
DEPICT LANDSCAPE CHARACTER
ONLY. SEE FULL PLANT LIST FOR ALL
PLANTS ALLOWED IN THIS ZONE.

**FIGURE 57
Plant Character Images - Vineyards**

Newland Sierra Specific Plan

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ENHANCED LANDSCAPE AREAS

Note: All trees, shrubs and groundcovers previously noted in the Parkways and Streetscapes plant list may also be incorporated in this zone. See also Basin and Swale list for swales and basins in park and enhanced landscape areas.

Trees (24" box min. for parks and entries; 5 gallon min. for slopes)	
Botanic Name	Common Name
Arbutus 'Marina'	Marina Strawberry Tree
Cassia leptophylla	Gold Medallion Tree
Cercis occidentalis	Western Redbud
Chilopsis linearis	Desert Willow
Hymenosporum flavum	Sweet Shade
Lagerstroemia indica	Crepe Myrtle
Lyonothamnus floribundus	Catalina Ironwood
Parkinsonia x 'Desert Museum'	Thornless Palo Verde
Quercus Ilex	Holly Oak
Tipuana tipu	Tipu Tree
Pinus torreyana	Torrey Pine
Podocarpus gracilior	Fern Pine
Tristania conferta	Brisbane Box

Shrubs and Groundcovers (1 gallon min.)	
Botanic Name	Common Name
Achillea millefolium	Common Yarrow
Carissa macrocarpa	Natal Plum
Dendromecon harfordii	Island Bush Poppy
Dietes spp.	Flax Lily
Elymus spp.	Wild Rye
Escallonia spp.	Escallonia
Feijoa sellowiana	Pineapple Guava
Penstemon spectabilis	Showy Penstemon
Sporobolus airoides	Alkali Dropseed
Senecio sperpens	Blue Chalksticks
Phormium spp.	New Zealand Flax

Turfgrass (seed or sod)	
Botanic Name	Common Name
Warm Season Turfgrass	

FIGURE 58
Plant Palette—Enhanced Landscape Areas

Newland Sierra Specific Plan

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Lyonothamnus floribundus



Agave spp.



Low water use park planting



Pinus torreyana



Sporobolus airoides



Hesperaloe parviflora



Turf for passive play

NOTE: IMAGES SHOWN
HERE DEPICT LANDSCAPE
CHARACTER ONLY. SEE FULL
PLANT LIST FOR ALL PLANTS
ALLOWED IN THIS ZONE.

FIGURE 59 Plant Character Images - Enhanced Landscape Areas

Newland Sierra Specific Plan

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FUEL MODIFICATION

Note: New planting in Fuel Modification Zones shall be planted with low density to reduce the fuel load of the area. Grasses indicated below should be used in small groupings and should be cut back after they go to seed.

Trees (5 gallon min.)

Botanic Name	Common Name	Zone 1	Zone 2
<i>Quercus agrifolia</i>	Coast Live Oak	x	

Shrubs and Groundcovers (1 gallon min.)

Botanic Name	Common Name	Zone 1	Zone 2
Agave spp.	Agave		
Baccharis sarothroides	Desert Broom		
Ceanothus g. var. Horizontalis 'Yankee Point'	Carmel Creeper California Lilac	x	
Dudleya edulis	San Diego Dudleya (String Bean)		
Dudleya pulverulenta	Chalk Dudleya		
Encelia californica	California Bush Sunflower		
Epilobium canum	Hoary fuchsia		
Heteromeles arbutifolia	Toyon		
Iva hayesiana	San Diego Marsh Elder		
Peritoma arborea	Bladderpod		
Quercus dumosa	Coastal Sage Scrub Oak		
Rhus ovata	Sugarbush		
Sisyrinchium bellum	Western Blue-Eyed Grass		
Verbena	Verbena	x	
Yucca spp.	Yucca		

Grasses (hydroseed or plugs)

Botanic Name	Common Name	Zone 1	Zone 2
<i>Agrostis pallens</i>	Diego Bent Grass	x	
<i>Aristida purpurea</i>	Purple Three Awn	x	
<i>Bromus carinatus</i>	California Brome	x	
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	x	
<i>Festuca californica</i>	California Fescue		
<i>Festuca microstachys</i>	Small Fescue		
<i>Festuca rubra</i> 'Molate'	Creeping Red Fescue		
<i>Hordeum brachyantherum californicum</i>	California Barley		
<i>Leymus triticoides</i>	Creeping Wildrye		
<i>Lupinus bicolor</i>	Annual Lupine/Bicolor Lupine		
<i>Melica imperfecta</i>	Oniongrass		
<i>Stipa pulchra</i>	Purple Needlegrass		

FIGURE 60
Plant Palette - Fuel Modification

Newland Sierra Specific Plan

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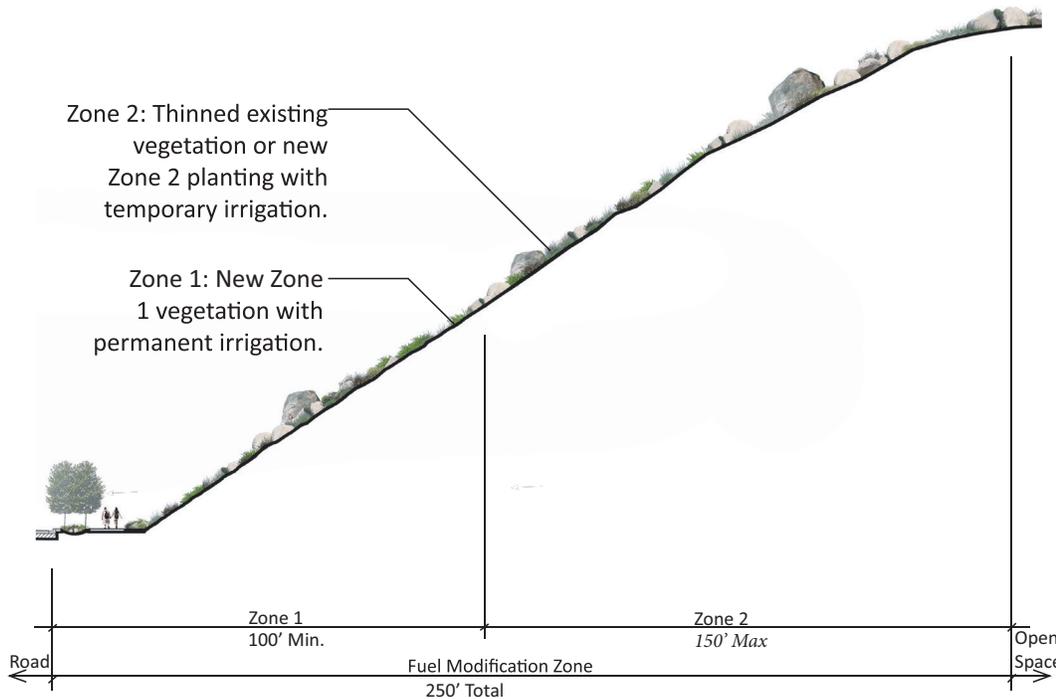
Fire resistant plantings along trail



Fire resistant plantings



Low growing grasses and succulents



NOTE: IMAGES SHOWN HERE DEPICT LANDSCAPE CHARACTER ONLY. SEE FULL PLANT LIST FOR ALL PLANTS ALLOWED IN THIS ZONE.

FIGURE 61
Plant Character Images - Fuel Modification

Newland Sierra Specific Plan

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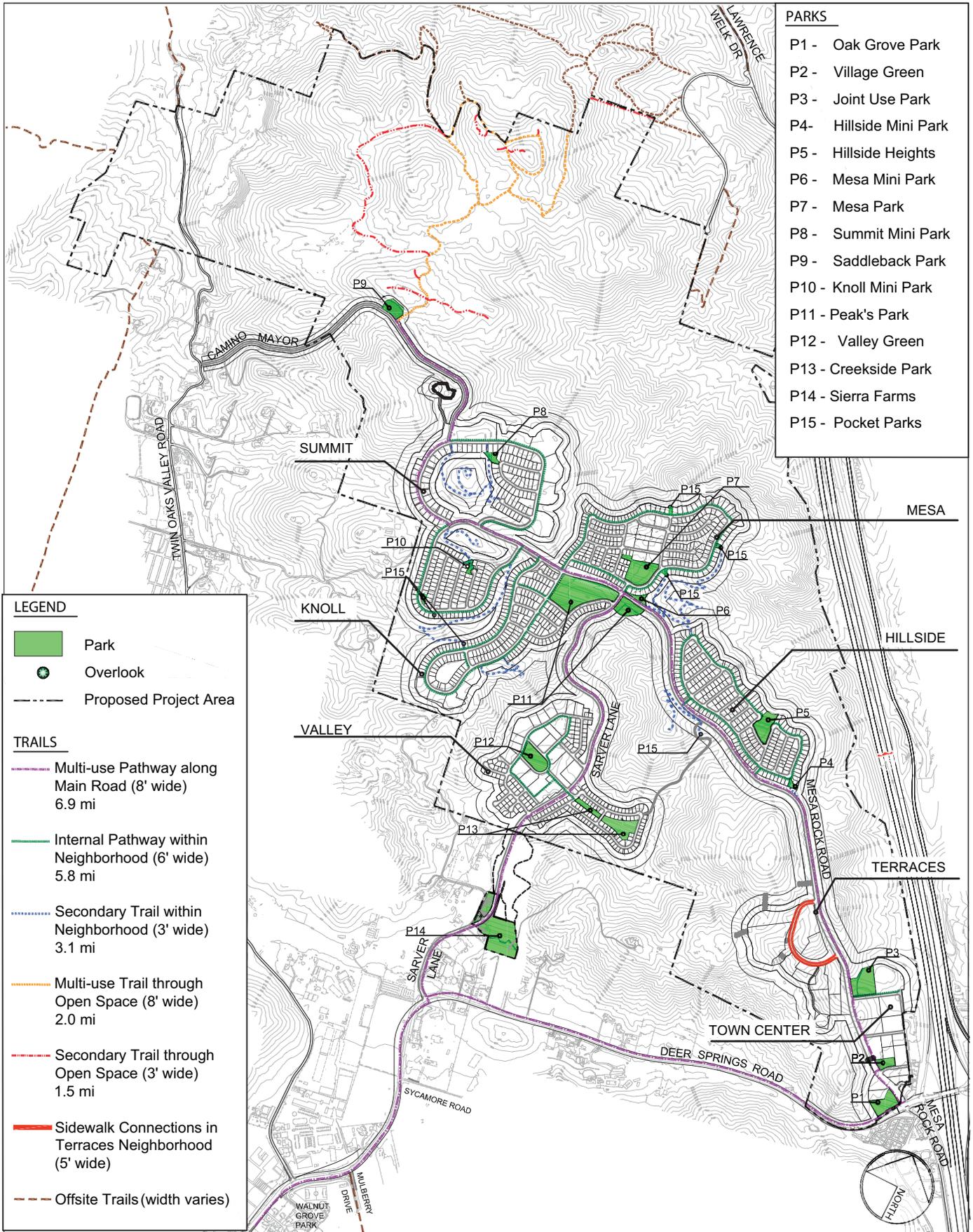


FIGURE 62
Park and Trail Plan

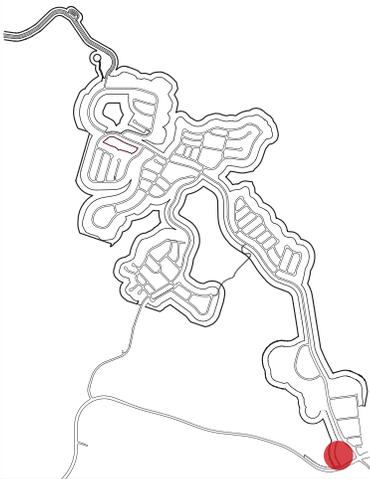
Newland Sierra Specific Plan

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Legend

- | | |
|--|-------------------------------|
| 1 6' Wide Decomposed Granite Trail | 9 Basin (typ) |
| 2 Fitness Node (typ) | 10 Native Ground Covers (typ) |
| 3 Existing Oaks to Remain (typ) | 11 Cluster of Boulders (typ) |
| 4 Community Monument Sign | 12 Interpretive Panel |
| 5 Overlook Deck with Picnic Tables | 13 Stone Wall (typ) |
| 6 8' Wide Decomposed Granite Pathway | |
| 7 Post and Rail Fence | |
| 8 Picnic Node with Seating and Trash Receptacles (typ) | |



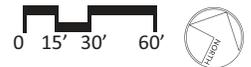
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 63
P1 - Oak Grove Park

Newland Sierra Specific Plan

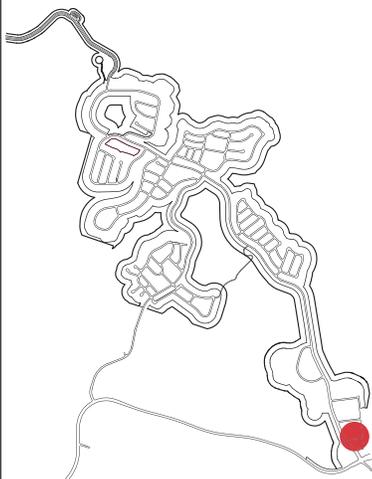
Newland Sierra Specific Plan

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Legend

- 1** Open Turf
- 2** Electric Bike Station
- 3** Amphitheater Seating / Terraced Seats
- 4** Town Center Plaza
- 5** Picnic Node, Shade, Seating and Trash Receptacles
- 6** Promenade to Marketplace
- 7** Shade Trees
- 8** Buildings (typ)



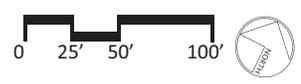
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 64
P2 - Village Green

Newland Sierra Specific Plan

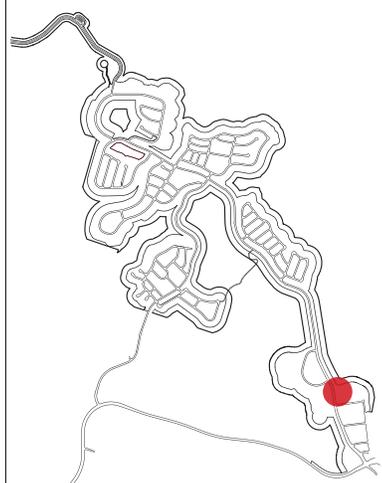
Newland Sierra Specific Plan

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Legend

- | | |
|---|--|
| 1 8' Wide Multi-Use Pathway | 5 Cluster of Boulders (typ) |
| 2 Little League Baseball or T-Ball, 185' Fenceline | 6 Children's Play Area |
| 3 Open Lawn
(1) Soccer Field for Under 11
(4) Soccer Fields for Under 8 | 7 Multi-Use Courts |
| 4 Joint-Use Entrance | 8 Court Games |
| | 9 Seating Nooks with Benches and Trash Receptacles (typ) |
| | 10 Basin (typ) |



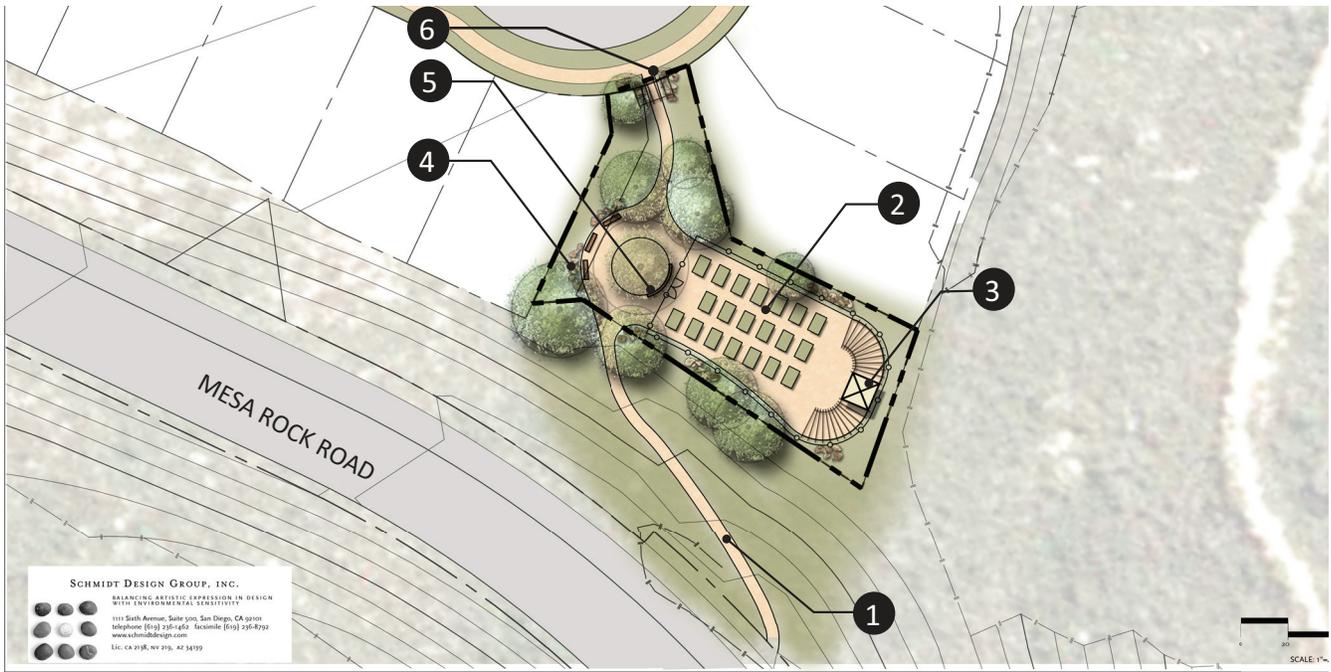
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 65
P3 - Joint Use Park

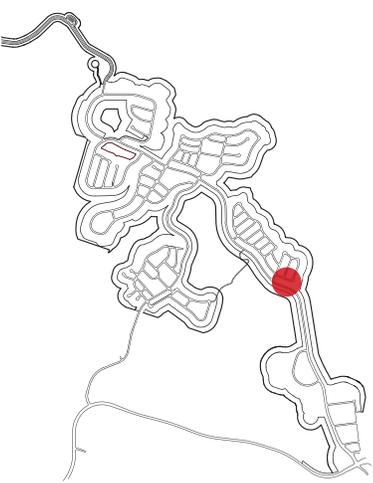
Newland Sierra Specific Plan

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Legend

- 1 6' Decomposed Granite Trail
- 2 Community Garden Plots (typ)
- 3 Shade Structure and Storage Shed
- 4 Benches / Seating and Trash Receptacles
- 5 Raised Planter with Oak Tree
- 6 Cluster of Boulders (typ)

THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 66
P4 - Hillside Mini Park

Newland Sierra Specific Plan

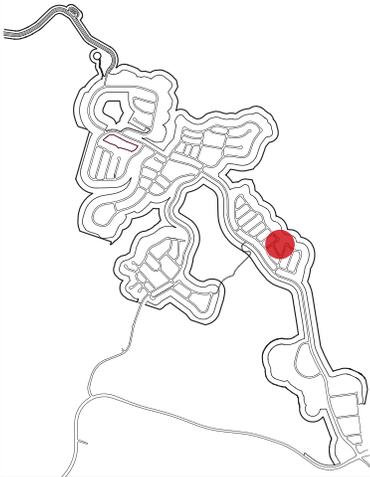
Newland Sierra Specific Plan

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Legend

- 1 Shade Structure with Picnic Tables and Trash Receptacles (typ)
- 2 Fitness Node with Multiple Opportunities for Fitness
- 3 Open Turf for Flexible Play
- 4 Basin (typ)
- 5 6' Decomposed Granite Loop Trail
- 6 Pedestrian Bridge over Basin
- 7 Children's Play Area
- 8 Dog Park
- 9 Electric Bike Station
- 10 Shade Trees (typ)
- 11 Cluster of Boulders (typ)
- 12 Park Entry Monument (cairn)



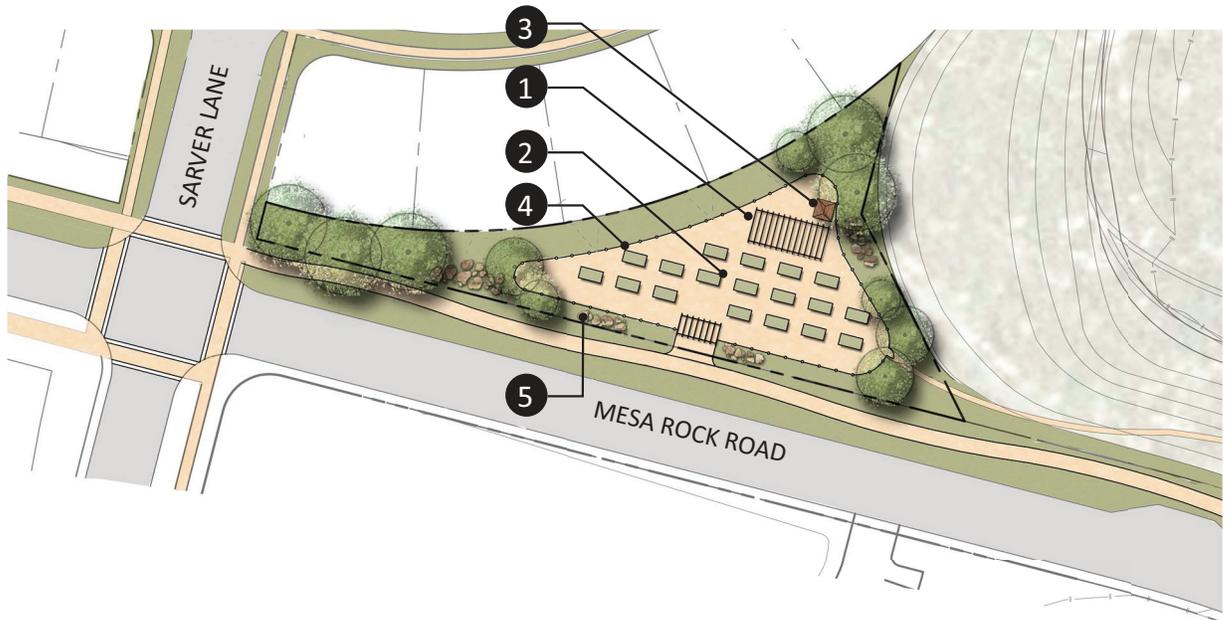
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 67
P5 - Hillside Heights

Newland Sierra Specific Plan

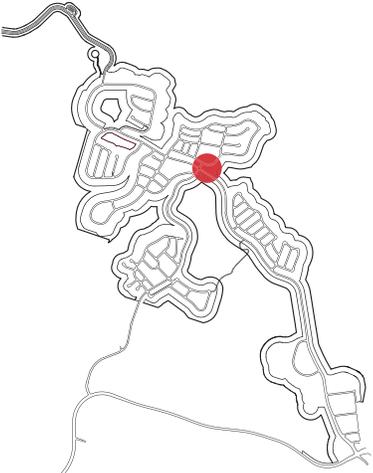
Newland Sierra Specific Plan

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Legend

- 1 Shade Structure with Picnic Tables and Trash Receptacles
- 2 Community Garden Plots
- 3 Storage Shed
- 4 Fence
- 5 Cluster of Boulders (typ)

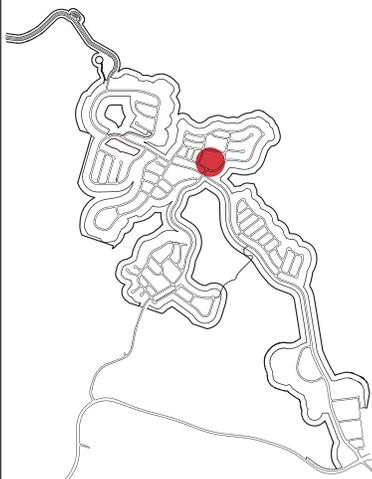
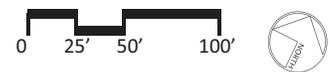


THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 68
P6 - Mesa Mini Park

Newland Sierra Specific Plan

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Legend

- | | |
|---|--------------------------------------|
| 1 Private Recreation Building with Covered Patio | 6 Pool and Patio |
| 2 Parking (35 spaces) | 7 Park Entry Monument |
| 3 Fitness Node with Multiple Fitness Equipment Options | 8 Fence |
| 4 Shade Structure with Picnic Tables and Trash Receptacles | 9 Bike Racks |
| 5 Open Turf | 10 Gardens |
| | 11 Clusters of Boulders (typ) |

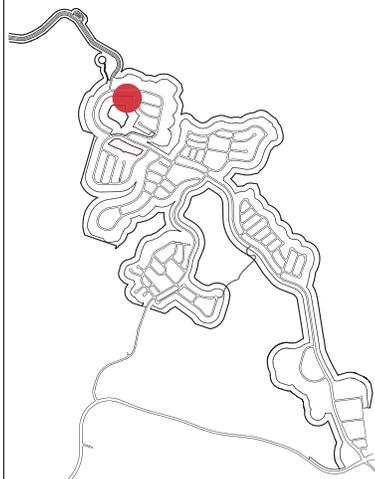
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 69
P7 - Mesa Park

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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Legend

- 1 Trellis with Picnic Tables and Trash Receptacles
- 2 Overlook with Benches
- 3 3' Wide Decomposed Granite Trail
- 4 Cluster of Boulders (typ)

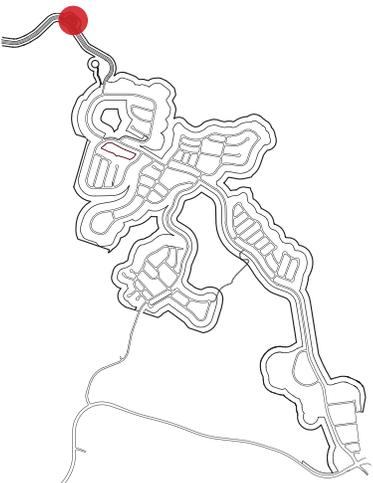
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 70
P8 - Summit Mini Park

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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Legend

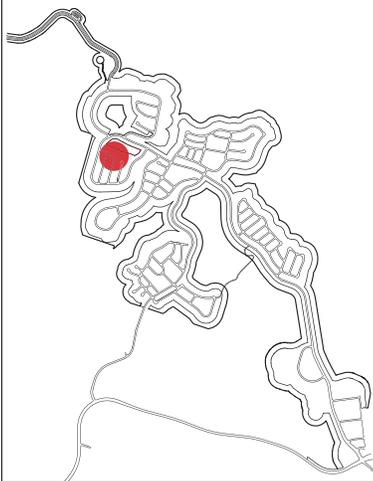
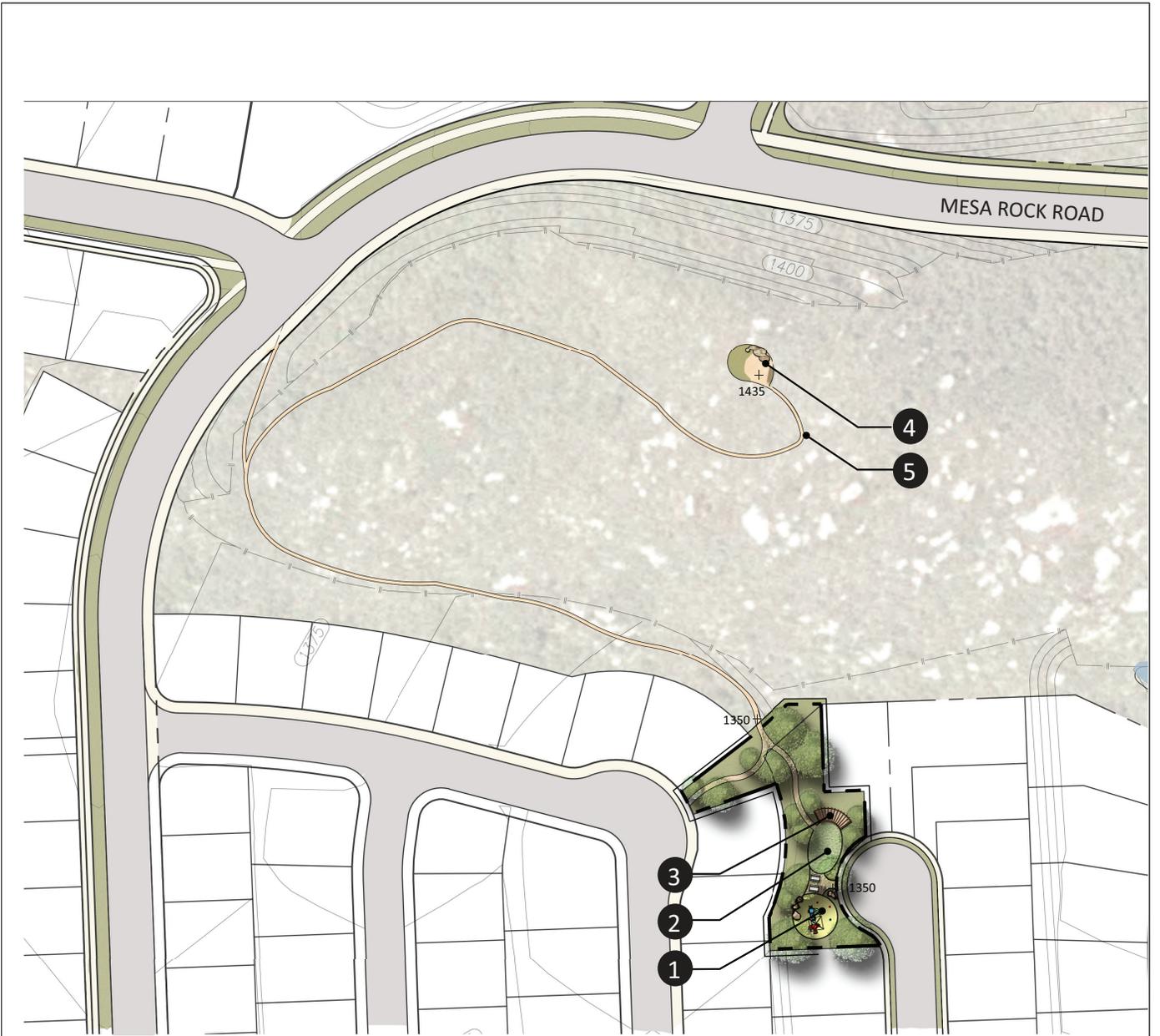
- | | |
|---|--|
| 1 Trellis with Picnic Table and Trash Receptacles | 7 Water Spigot with Trough |
| 2 Hitching Posts | 8 Corrals (typ) |
| 3 Bike Racks | 9 Dumpsters with Enclosure |
| 4 Restrooms (Portables) | 10 Parking, Decomposed Granite, for 5 Trailers and 12 Cars |
| 5 Information Kiosk | 11 Basin |
| 6 Compost / Waste Bins | |

THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 71
P9 - Saddleback Park

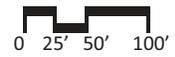
Newland Sierra Specific Plan

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Legend

- ① Children's Play Area
- ② Turf Area
- ③ Trellis with Picnic Table, Seating, and Trash Receptacles
- ④ Overlook with Bench
- ⑤ 3' Wide Decomposed Granite Trail



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 72
P10 - Knoll Mini Park

Newland Sierra Specific Plan

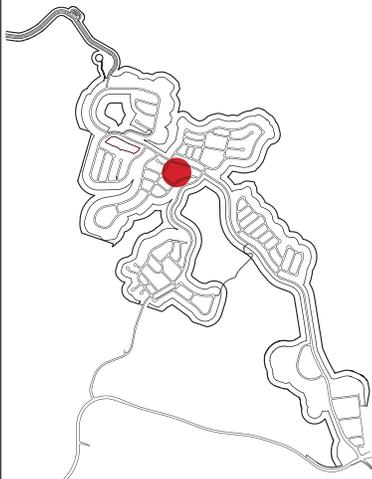
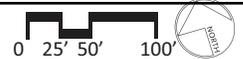
Newland Sierra Specific Plan

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Legend

- 1 Private Community Building
- 2 Open Turf
(1) Football Field (150' x 300')
(3) Youth Soccer Fields (75' x 110')
- 3 Electric Bike Station
- 4 Cluster of Boulders (typ)
- 5 Pool, Spa and Patio
- 6 Courtyard with Firepit and Barbeque
- 7 Shade Structure with Picnic Tables and Trash Receptacles
- 8 Children's Play Area
- 9 Park Entry Monument (typ)
- 10 Large Dog Park
- 11 Small Dog Park
- 12 Parking (113 spaces)
- 13 Basin
- 14 Amphitheater Seating
- 15 Picnic Tables (typ)



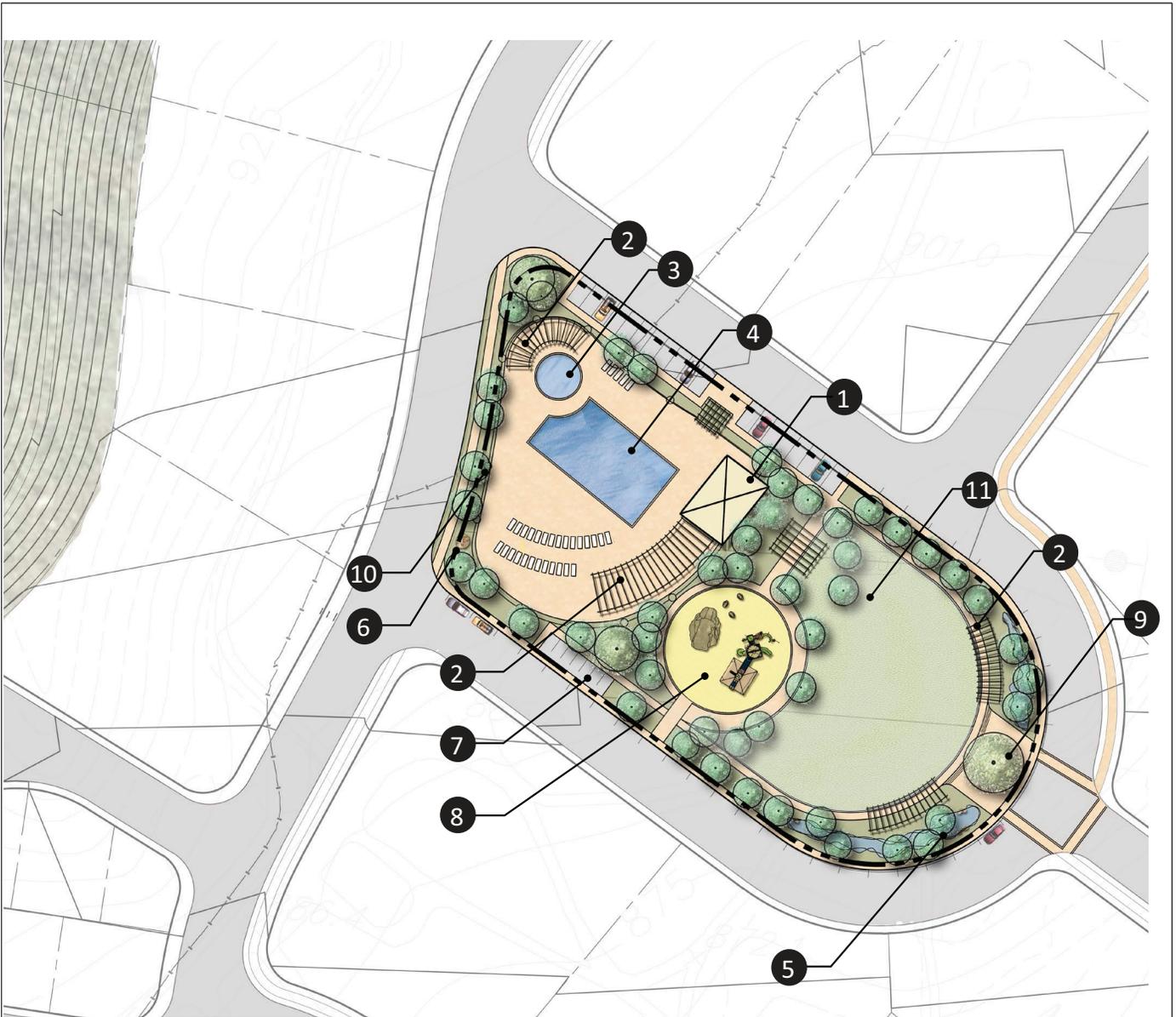
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 73
P11 - Peak's Park

Newland Sierra Specific Plan

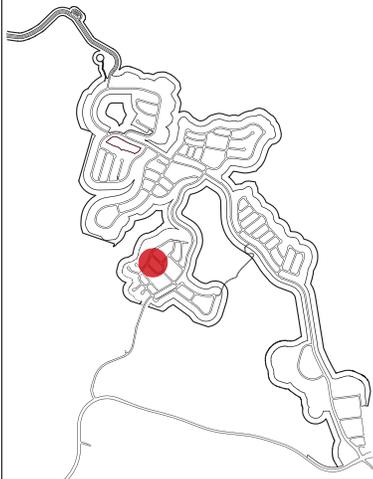
Newland Sierra Specific Plan

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Legend

- 1 Restroom / Storage
- 2 Shade Structure with Seating and Trash Receptacles
- 3 Children's Pool
- 4 Pool and Patio
- 5 Basin (typ)
- 6 Park Entry Monument (cairn)
- 7 Electric Bike Station
- 8 Children's Play Area
- 9 Large Oak Tree
- 10 Fence
- 11 Open Turf



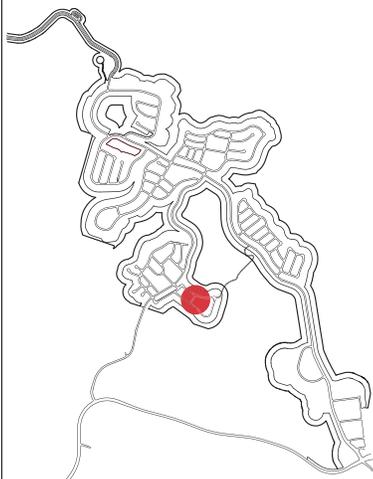
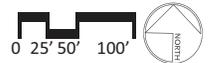
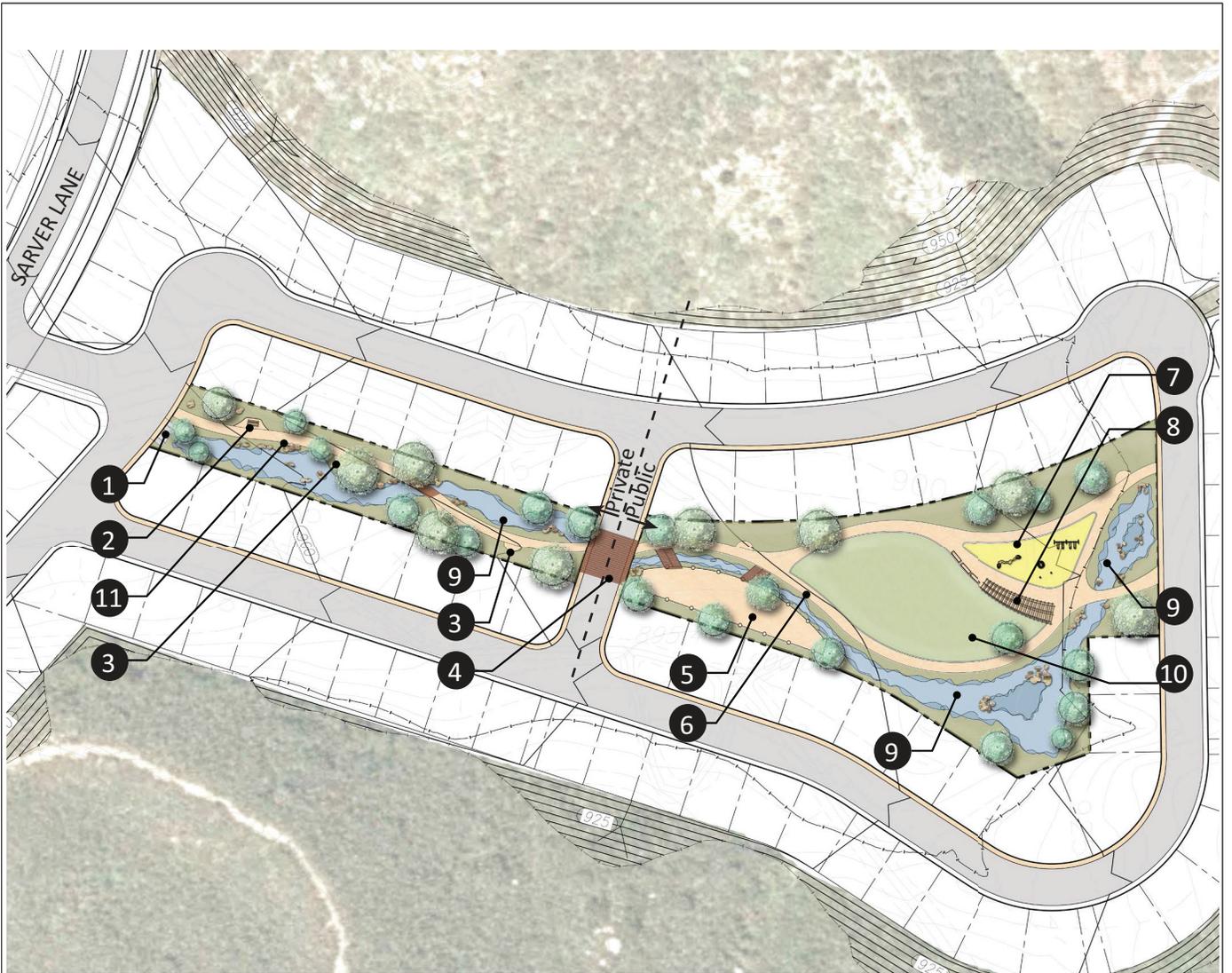
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 74
P12 - Valley Green

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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Legend

- 1 Bike Racks
- 2 Picnic Node (typ)
- 3 Fitness Node (typ)
- 4 Enhanced Paving
- 5 Dog Park
- 6 6' Wide Decomposed Granite Trail
- 7 Children's Play Area
- 8 Trellis with Picnic Tables and Trash Receptacles
- 9 Basin (typ)
- 10 Open Turf
- 11 Cluster of Boulders (typ)

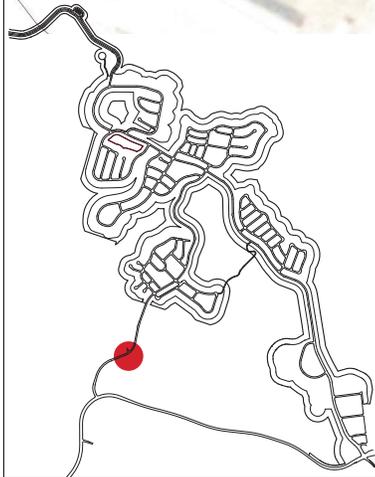
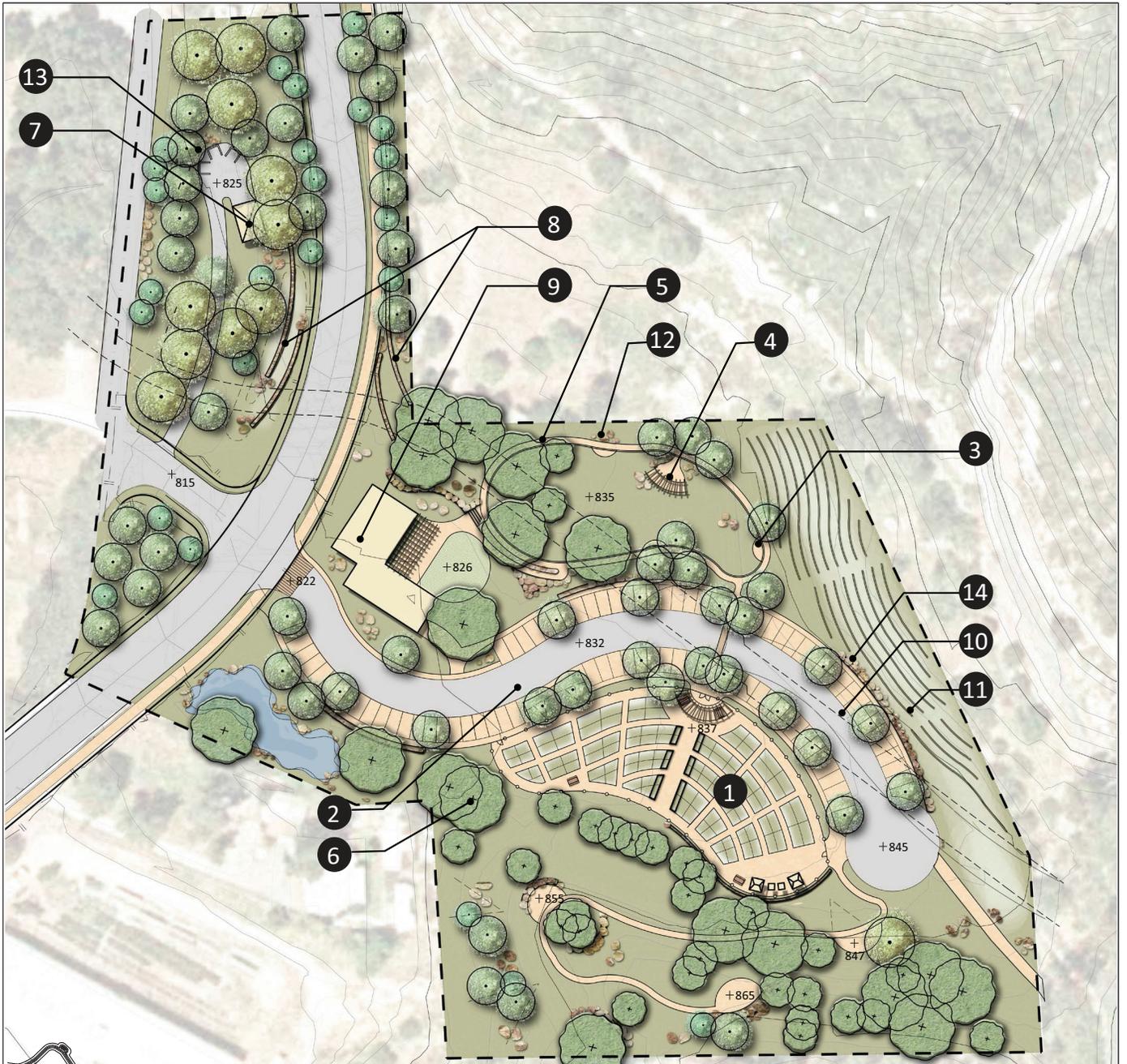
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 75
P13 - Creekside Park

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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Legend

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 Community Garden 2 Parking Spaces (+/- 65 spaces) 3 Fitness Node (typ) 4 Picnic Node with Seating and Trash Receptacles (typ) 5 6' wide Decomposed Granite Trail 6 Existing Oak Trees (typ) 7 Maintenance Area with Storage Shed | <ul style="list-style-type: none"> 8 Community Entry Monument Signs 9 Private Community Building with Covered Patio and Turf Area 10 San Diego County Water Authority Pipeline Easement 11 Vineyards 12 Cluster of Boulders (typ) 13 Composting Area for HOA Greenwaste 14 Stone Wall (typ) |
|---|---|

THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 76

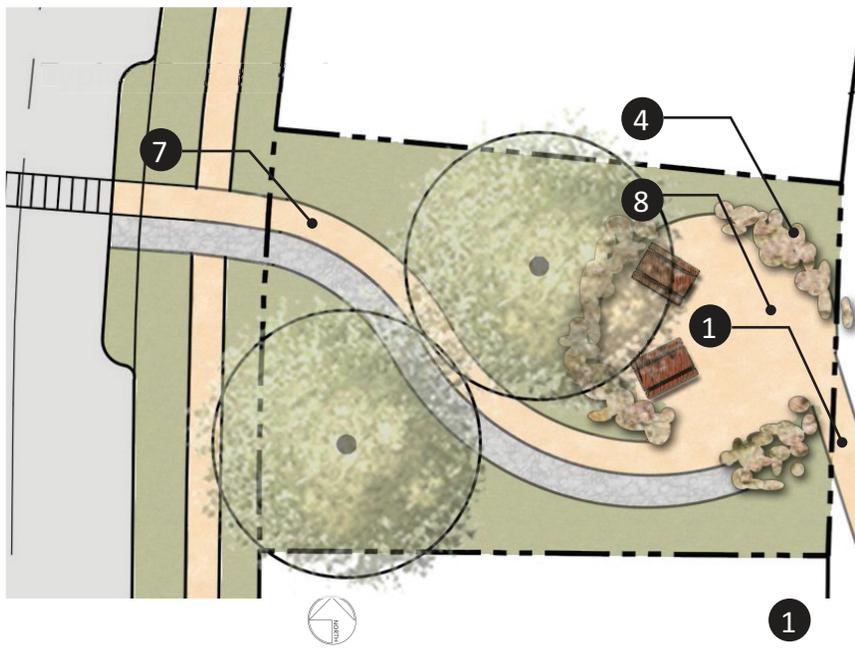
P14 - Sierra Farms

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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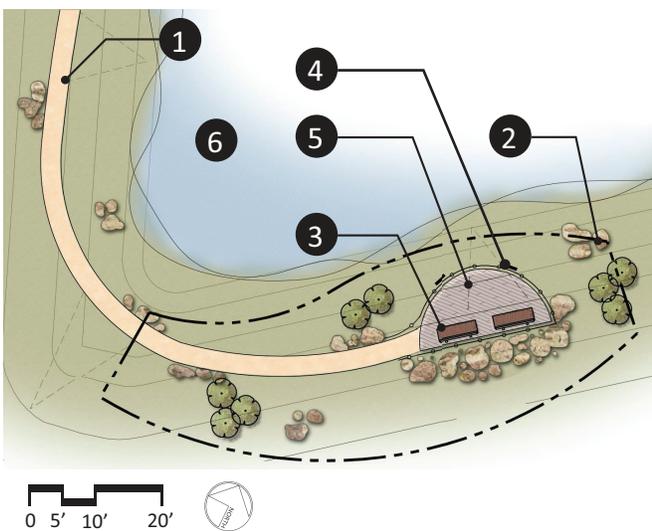
Typical Pocket Park



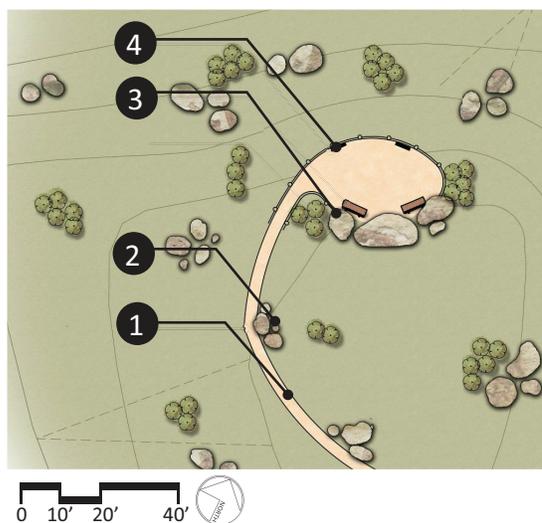
Legend

- 1 3' Wide Decomposed Granite Trail
- 2 Existing Natural Boulders
- 3 Benches or Boulders for Seating
- 4 Potential Interpretive Panel Location
- 5 Elevated Deck at Basin (+/- 600 sf)
- 6 Basin
- 7 10' Wide Maintenance Access Trail (5' Wide Trail, 5' Driveable Surface)
- 8 Picnic Node

Typical Overlook at Basin



Typical Overlook



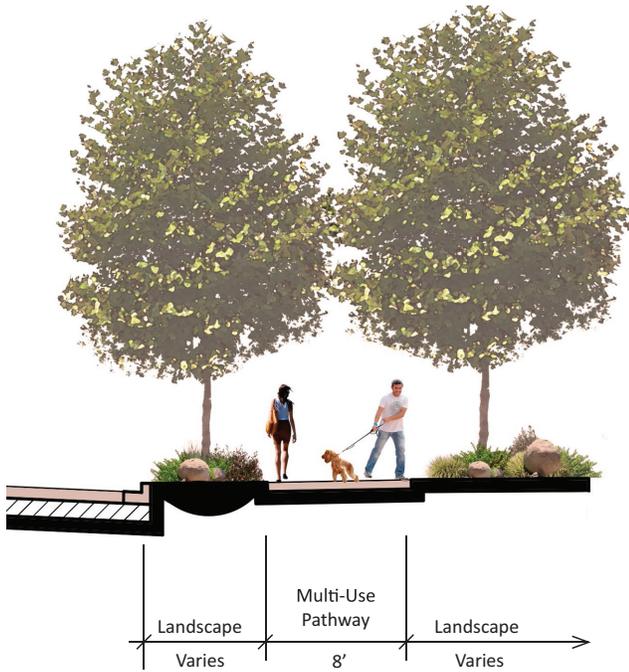
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 77
Typical Pocket Parks and Typical Overlooks

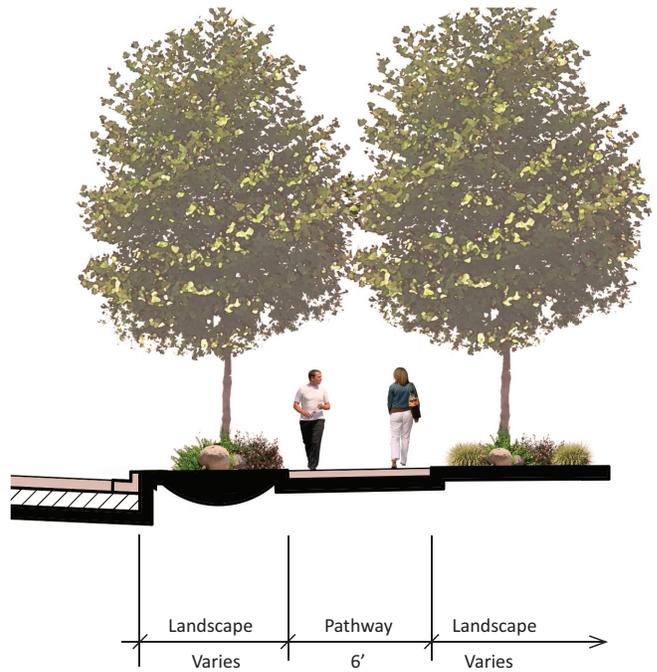
Newland Sierra Specific Plan

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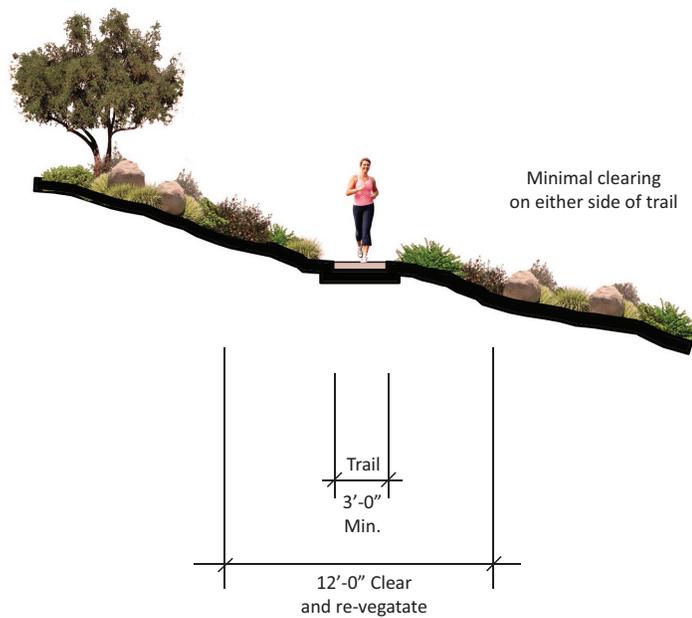
Multi-Use Pathway Along Main Road



Internal Pathway Within Neighborhoods



Secondary Trail Through Neighborhoods and Open Space



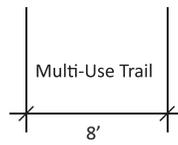
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

**FIGURE 78
Community Pathways and Trails**

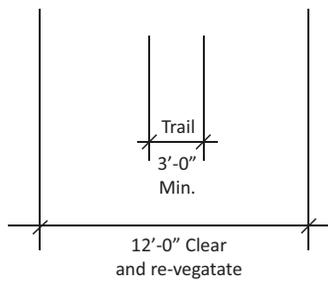
Newland Sierra Specific Plan

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Multi-Use Trail Through Open Space



Secondary Trail Through Neighborhoods and Open Space



THIS GRAPHIC IS FOR
ILLUSTRATIVE PURPOSES ONLY.

FIGURE 79
Open Space Trails

Newland Sierra Specific Plan

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4 IMPLEMENTATION

4.1 Project Phasing

Build out of the Community is anticipated to occur in two phases over an approximately 10 year period in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities and infrastructure. **Figure 80, Phasing Plan**, illustrates the anticipated sequence of planning area development, though sub-areas may develop in any order.

Backbone infrastructure and roadway improvements would be constructed in phases, as needed to ensure that improvements are in place at the time of need.

4.1.1 Community Phasing Standards

The following standards relate to the Community phasing program:

1. Prior to recordation of an implementing final subdivision map, improvement plans and landscape plans shall be submitted to Planning & Development Services (PDS) for approval. The improvement plans or landscape plans shall include: 1) final grading plan; 2) street improvement plans; 3) fence treatment plans; 4) special treatment or buffer area treatment plans; and 5) irrigation plans prepared by a certified engineer or landscape architect.
2. The first Final Map recorded for each phase shall include all Open Space areas within the phase in a dedicated open space easement.
3. Each phase shall include development of adjacent landscaped areas and applicable infrastructure.

4.1.2 Subsequent Governmental Actions

4.1.2.1 County of San Diego

Subsequent actions by the County include, but are not limited to, final maps, site plans, grading and improvement plans, and building permits.

4.1.2.2 Site Plans

All of the residential development (detached or attached) will require that a Site Plan application, per the “V” Setback Regulator and “D” Designator, shall be submitted and approved prior to issuance of building permits.

Uses within the “B” Special Area Development Regulator will require that development applications shall also include a Site Plan in accordance with the I-15 Design Review Guidelines.

Newland Sierra Specific Plan

4.1.3 Other Regulatory Actions

Other actions by regulatory and trustee agencies include:

1. 4(d) Habitat Loss Permit issued by the County of San Diego, the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife (CDFW);
2. Section 404 Permit issued by the U.S. Army Corps of Engineers;
3. 1603 Streambed Alteration Agreement required from the CDFW for any channel modifications;
4. National Pollution Discharge Elimination System (NPDES) General Permit for Stormwater Discharges is required from the State Water Resources Control Board. In addition, an NPDES Municipal Storm Water Permit Compliance must be issued from the County of San Diego and the California Regional Water Quality Control Board (RWQCB);
5. Section 401 Water Quality Certification or a waiver thereof from the RWQCB pursuant to the federal Clean Water Act; and
6. Project Study Report and encroachment permits from the California Department of Transportation (Caltrans).

4.2 Amending the Specific Plan

4.2.1 Minor Modifications

It is anticipated that certain changes or modifications to the Specific Plan text and exhibits may be necessary during the development of the Project. Proposed modifications that are in substantial conformance with the Specific Plan text and exhibits may be considered minor modifications and shall not require an amendment to the Specific Plan. The Director of PDS shall have the authority to determine if the revision is minor in nature and in substantial conformance with the Specific Plan. In all cases, revisions or minor deviations must be found to be in substantial conformance with the issues, goals and policies of the Specific Plan. The following may be considered minor modifications:

1. Dwelling units can be transferred between planning areas as long as the total 2,135 dwelling units is not exceeded.
2. Minor reconfigurations of the individual planning areas to accommodate unforeseen circumstances providing the gross area of any planning area is not changed by more than 15%.

Newland Sierra Specific Plan

3. Changes such as the addition of public or private parks, relocation of parks within the same planning area, and/or reconfiguration of parks so long as the total park area does not decrease.
4. Engineering or design modifications to the internal streets serving the Site would be considered minor modifications.
5. Minor revisions to the Site Plan and Tentative Map do not require a Specific Plan Amendment.
6. Changes in design features such as paving, lighting, landscaping treatments, fencing, signage, or alterations to site plans are considered minor modifications.

All modifications to the Specific Plan, which are not determined to be minor in nature or do not require a Minor Deviation or Modification of the Site Plan or a revised Tentative Map, shall require a formal amendment to the Specific Plan. The Project EIR will be relied upon as the California Environmental Quality Act (CEQA) document for both minor modifications and for formal amendments to the Specific Plan. No subsequent or supplemental EIR shall be required for future discretionary development projects in the Specific Plan area unless the County of San Diego determines substantial evidence exists that supports findings set forth in CEQA Guidelines Section 15162 or 15163. If the findings of CEQA Guidelines Section 15162 or 15163 are made, the County Director of PDS will make a determination as to appropriate subsequent or supplemental environmental document. If the Specific Plan is substantially amended, however, a revised Project EIR may be necessary.

To the extent there are inconsistencies between the provisions in the Specific Plan and other rules, regulations, plans, policies, or ordinances of the County of San Diego, the provisions of this Specific Plan shall be controlling and supersede such other inconsistent provisions.

4.2.2 Other Revisions

If a proposed revision is determined to not meet the above-listed minor modification criteria, a Revised Tentative Map, a Minor Deviation to the Site Plan, or a Modification to the Site Plan can be processed without concurrently processing a formal Amendment to the Specific Plan. The Director of PDS will determine which process is applicable by referencing these procedures in the Subdivision Ordinance or the Zoning Ordinance.

4.2.3 Formal Amendments

This Specific Plan can be amended any time through a formal discretionary Specific Plan Amendment pursuant to Government Code Section 65453, which is the same manner as the initial Specific Plan adoption, and is required where the Planning Director (or Planning Commission) determines none of the minor modification or other revision factors are present.

Newland Sierra Specific Plan

The County shall process all formal Specific Plan Amendments with additional environmental review in accordance with the “Amending the Specific Plan” described in Section 4.2.

4.2.4 Planning Areas: Allocation and Transfer of Residential Units

The residential dwelling units authorized by the Specific Plan are distributed among seven planning areas as shown on **Figure 12, Specific Plan Map**. Site plans would implement all residential development. Transfers of dwelling units may be authorized between planning areas as part of the Site Plan approval process, so long as the number of dwelling units transferred does not exceed 10% of the original number of dwelling units in the Planning Area. The overall maximum number of units approved by this Specific Plan (2,135) shall not be exceeded.

The 6-acre K-8 charter school site would serve the educational needs of the residents of the Community and surrounding areas. The school site is designated Village Core Mixed Use (C-5) and zoned for General Commercial-Residential uses (C34). If the school site is not developed with a charter school, that area would revert to the underlying residential use. A maximum of 90 residential dwelling units may be transferred to the 6-acre site from other Planning Areas. No increase in dwelling units beyond the maximum of 2,135 would be allowed.

4.3 Maintenance Responsibilities

Maintenance responsibilities for Community shall be as follows:

1. Maintenance of the dedicated biological open space shall be the responsibility of an appropriate entity recognized to protect the public interest and having the ability to maintain and enforce protection of open space, as described in the Resource Management Plan.
2. Public park sites shall be owned by the County of San Diego Parks and Recreation. The Site Implementation permit for public parks shall include an on-going condition that (a) the Homeowner’s Association (HOA) has the maintenance responsibility for the parks in perpetuity, and (b) that the park will be maintained to County park standards.
3. Maintenance of the private parks system shall be the responsibility of the HOA.
4. Maintenance of the Public Trail System on-site shall be the responsibility of the HOA.
5. Maintenance of landscaping for any brush management areas within individual lots will be the responsibility of the homeowner, as governed by the HOA.
6. Landscaped parkways, entry monuments and common area slopes shall be maintained by the HOA or assessment mechanism such as a Landscape Maintenance District (LMD).

Newland Sierra Specific Plan

7. The private road system within the Community shall be maintained by the HOA or assessment mechanism such as an LMD. The public road system within the Community shall be owned and maintained by the County Department of Public Works.
8. Agricultural operations within the Community are limited to properties owned and maintained by the HOA. The HOA is responsible to ensure that all agricultural operations conform to applicable County regulations and ordinances.

4.4 Mitigation Monitoring

The Project's mitigation monitoring and reporting program (MMRP) was prepared by the County of San Diego to comply with Public Resources Code Section 21081.6(a)(1), which requires public agencies to adopt such programs to ensure effective implementation of mitigation measures. This monitoring program will serve a dual purpose of verifying completion of the mitigation identified in the Environmental Impact Report (EIR) and generating information on the effectiveness of the mitigation measures to guide future decisions. Individuals identified in the Project's MMRP table would monitor Project activities. Prior to any construction activities, meetings should take place between all the parties involved to initiate the monitoring program and establish the responsibility and authority of the participants. Mitigation measures that need to be defined in greater detail will be addressed prior to any Project plan approvals in follow-up meetings designed to discuss specific monitoring effects. An effective reporting system must be established prior to any monitoring efforts. All parties involved must have a clear understanding of the mitigation measures as adopted and these mitigations must be distributed to the participants of the monitoring effort.

4.5 Public Facilities / Infrastructure

Development of the Community requires the provision of adequate public facilities and services. The following summary identifies on-site and off-site services required to be available at the time of need as well as a description of financing options for their implementation.

4.5.1 Required Facilities

4.5.1.1 Circulation Improvements

Public road improvements and mitigation measures for traffic impacts are identified in the Traffic Impact Analysis. Road improvements include the following:

1. Deer Springs Road;
2. I-15 interchange at Deer Springs Road;

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3. Additional off-site and on-site public road improvements identified in the Traffic Impact Analysis.

4.5.1.2 Drainage Facilities and Storm Water Management Improvements

The Preliminary Drainage Study and Storm Water Management Plan (SWMP) identifies required facilities to control drainage and protect water quality. Improvements include bio retention swales and bio retention basins that have been integrated into the Project design, along with additional Low Impact Development features, such as roadside swales as described in the Drainage Study and Best Management Practices as described in the SWMP. All drainage facilities within the Community will be owned and maintained by the HOA.

4.5.1.3 Water Facilities

The Community is located within the Vallecitos Water District (VWD) for water service and does not require annexation into the district. An extensive network of water mains exists within the Site ranging in size from 8 inches to 16 inches. There is one existing 1.3 million gallon water reservoir within the Site that serves the project area and provides service to adjacent properties.

The Project would result in increased demand for water and would require the relocation of some existing water mains, the construction of new water mains, and the construction of two new water reservoirs to serve the Community. Establishment of this water supply would occur through the expansion/extension of existing supply pipelines and reservoirs located within and adjacent to the Community. The applicant will work with VWD to determine the ultimate sizes and locations of water facilities.

4.5.1.4 Wastewater Service

The Community is located within the Vallecitos Water District (VWD) for sewer service. The majority of the Community will require annexation into a sewer improvement district prior to sewer service being available. This is an internal process for VWD and does not require Local Agency Formation Commission (LAFCO) approval. There is an existing 8-inch public sewer main owned by VWD that is approximately one-quarter mile south of the Community in Sarver Lane. The Community would result in increased demand for sewer treatment. There are few existing sewer facilities in the vicinity of the project area. The Project will need to construct off-site sewer facilities to serve the Community. A number of off-site sewer improvements may be required to accommodate additional flows from the Community. On-site improvements include 8-inch to 15-inch gravity sewers. The applicant will work with VWD to ensure that adequate facilities are constructed to convey and treat all sewage flows from the Community.

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4.5.1.5 Fire Protection

The Community is located within the Deer Springs Fire Protection District (DSFPD). Three fire stations are located in the DSFPD. The closest fire station to the Community is Station 12 at 1321 Deer Springs Road, south of the Community's Town Center. Travel time from Station 12 to the furthest structure when all phases of the proposed Project are completed would be within the 5-minute travel time requirement.

4.5.1.6 Schools

School services for the Community are provided by the San Marcos Unified School District, Escondido Union School District and Escondido Union High School District. School fees would be paid prior to building permit issuance. A K-8 charter school site would be located in the Town Center neighborhood of the Community.

4.5.1.7 Recreational Facilities and Open Space

The Community provides 1,209 acres of biological open space that would be preserved within a permanent biological open space easement. Public parks would be dedicated to the County and constructed as turnkey facilities and maintained as County public recreational facilities, but maintained in perpetuity by the HOA. In addition, private parks would be maintained by the HOA throughout the Community. Public multi-use trails would also be part of the Community and would be maintained by the HOA.

4.5.2 Financing Plan

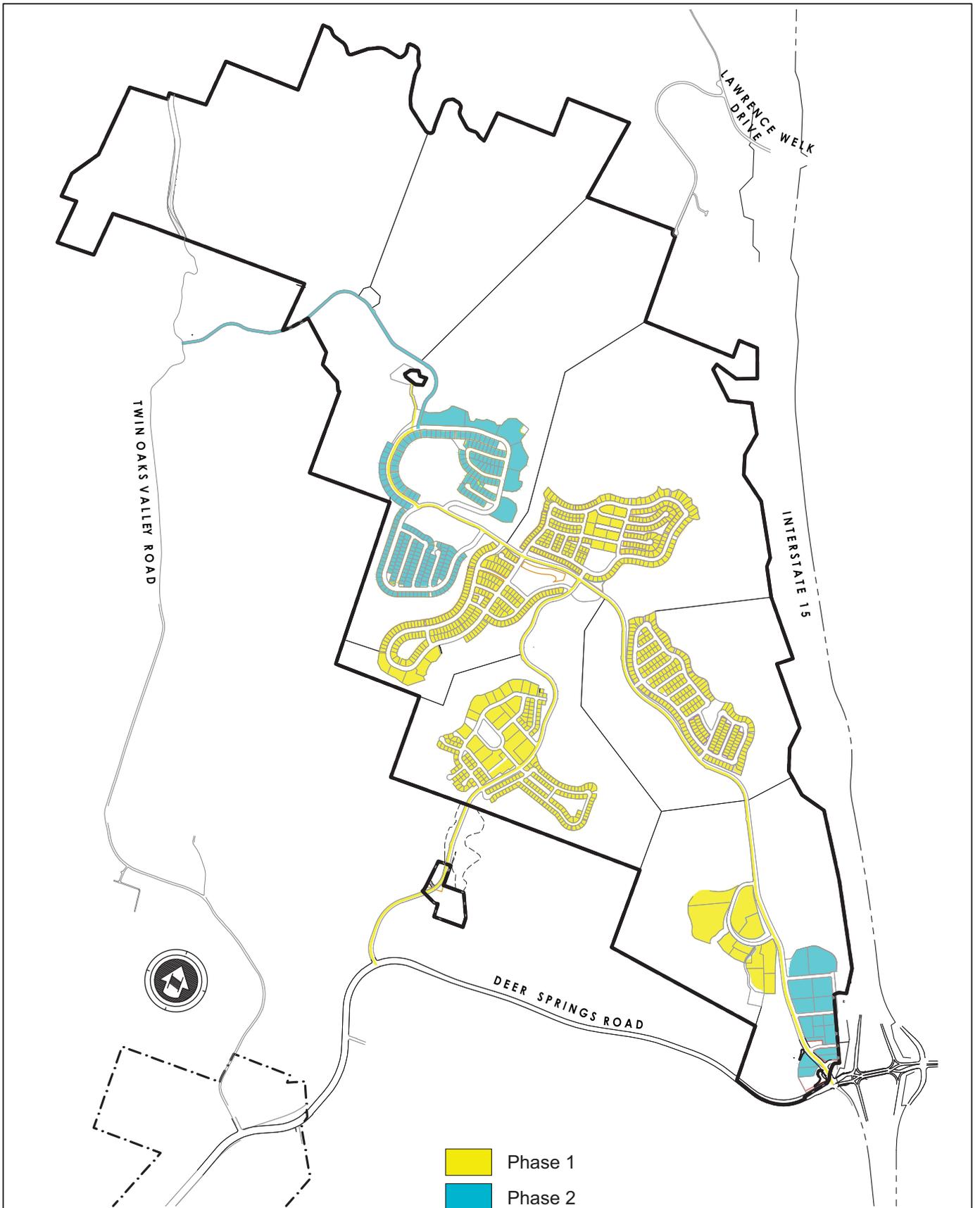
The public facilities and services required to support the Community would be available and financed as needed using various sources and methods of public and private financing.

Table 13, Financing Mechanism, summarizes on- and off-site services required to be available at the time of need as well as a description of the recommended financing options(s) for their implementation. The recommended financing mechanisms are provided as guidelines and should not be considered as final recommendations. Actual implementation of a specific financing mechanism would be accomplished pursuant to certain proceedings as established by special districts, the County of San Diego, and relevant state and federal laws.

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Table 13
Financing Mechanism

Required Facility	Recommended Financing Mechanism(s)
Off-Site Highway Interchange and Road Improvements	Developer and/or Formation of Assessment District/Transportation Impact Fee and/or Reimbursement Agreements
Drainage and Storm Water Management	Developer and/or Formation of Assessment District
Water Facilities	Developer improvements and Payment to Vallecitos Water District of capacity and connection fees
Sewer Facilities	Developer improvements and Payment to Vallecitos Water District of capacity and connection fees
Schools	Payment of fees at building permit
Parks and Trails	Land Dedication
Open Space Preserve	Habitat Management District
Fire, Paramedic and Law Enforcement	Payment of fees



SOURCE: FUSCOE 2016

FIGURE 80
Phasing Plan

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5 GENERAL PLAN CONFORMANCE

5.1 San Diego County General Plan

The San Diego County General Plan contains six elements, each with a series of Goals, each one of which is supported by a number of Policies, which address how the Goal is to be accomplished. The Goals and Policies all flow from the Guiding Principles, which are stated in Chapter 2 of the General Plan. A summary of how the Project complies with the Guiding Principles and with each element of the General Plan is provided below.

5.1.1 Guiding Principles

5.1.1.1 Support a reasonable share of projected regional population growth.

The Project would provide a range of housing types that would aid the County in meeting required regional housing needs for projected population growth. The amount and type of housing would be assessed in the context of the County's Regional Housing Needs Assessment, housing sites inventory, and other housing projects within the County's jurisdiction.

5.1.1.2 Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

The County of San Diego's adopted General Plan emphasizes sustainable community design principles within its Goals and Policies. By locating the Project near existing and planned infrastructure, services, and jobs in a compact pattern of development, while at the same time promoting health and sustainability among its residents, the Project has been designed around the guiding principles of the General Plan. Consistent with the County's Community Development Model, the densest neighborhood on the Site, the Town Center, consists of a range of commercial uses that are supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, a proposed school, and public areas. The Town Center planning area is within the Village Regional Category. Spanning out from the Town Center planning area, the Project's Semi-Rural areas would contain lower-density residential neighborhoods. Further out, the neighborhoods would be surrounded by Rural Lands characterized by open space, habitat conservation, recreation, and other uses associated with rural areas. Developing the Project more compactly meets the critical objectives for compliance with the mandates of Assembly Bill 32 (AB 32), the *California Global Warming Solutions Act of 2006*. The Project would also support Senate Bill 375 (SB 375), the *Sustainable Communities Act* through coordinated transportation and land use planning.

5.1.1.3 Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.

The Project is located within the unincorporated portion of the County of San Diego within the North County Metropolitan Subregional Plan area. The majority of the Site is located in the community of Twin Oaks Valley. The Town Center creates a town square, in Twin Oaks Valley. The Town Center is located closest to Deer Springs Road. A neighborhood grocery store is anticipated at the Town Center, which would serve both the Twin Oaks Valley and the Community. On the north end of the Town Center, a K-8 charter school is planned which would include a joint-use field open to the public during weekends and after school hours during weekdays. The Town Center would provide employment opportunities for future residents as well as for the surrounding area. The Town Center would be compact and walkable, as well as visually appealing and compatible with surrounding development. The Town Center would be accessible by those in the surrounding community due to its location reinforcing the local vitality and economy of the Twin Oaks Valley community. The natural character and protected biological open space will be promoted as an amenity of the Community and open to the general public. A Community-wide linear park and trail network unites the various neighborhood parks and Community trails, creating a link to open space trails as well as walkability throughout the Community. Spanning out from the Town Center planning area that are within the area designated as Village, the Project's Semi-Rural areas would contain lower-density residential neighborhoods. Further out, the neighborhoods would be surrounded by Rural Lands characterized by open space, habitat conservation, recreation, and other uses associated with rural areas.

5.1.1.4 Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

The location and design of the Project strategically preserve natural areas and provide for wildlife movement and connectivity. The proposed open space design consists of two large continuous blocks of key biological resources situated within the northern half, and along the eastern boundary of the Site. In addition, a large third block of open space in the center of the proposed development connects the abovementioned blocks of open space to open space located east and south of the project area. In total, the project would preserve approximately 1,209 acres of biological open space. The proposed open space design includes a diverse array of environmental features including ridgetops, hilltops, and rocky outcrops. Although the majority of this area consists of dense chaparral, this area also incorporates a diverse representation of the vegetation communities that occur on site and in the vicinity including, riparian forest and scrub, coastal sage scrub, non-native grassland, and oak woodland. The two largest riparian areas

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located within the Site will be included in the open space: the South Fork of Gopher Canyon and the South Fork of Moosa Canyon.

5.1.1.5 *Ensure that development accounts for physical constraints and the natural hazards of the land.*

As determined during the analysis of this Site and its fire environment, the Site in its current condition is considered to include characteristics that, under certain conditions, have the potential to facilitate fire spread. Under extreme conditions, wildfires on the Site could burn erratically and aggressively and result in significant ember production. Once the Project is constructed, the on-site fire potential would be lower than its current condition due to conversion of wildland fuels to managed landscapes, extensive fuel modification areas, improved accessibility to fire personnel, and structures built to the latest ignition-resistant codes.

5.1.1.6 *Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.*

The Project has been designed to promote community and land stewardship health by focusing on a compact pattern of development. This compact pattern of development in turn allows for and supports a multi-modal transportation network that enhances connectivity and supports community development patterns. An electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce vehicle trips. Additionally, the Project includes bike lanes, an extensive trail system consisting of roadside pathways within the linear greenbelts, and multiuse trails. With incorporation of these internal circulation features, the Project would provide residents the opportunity to access employment, education, recreational, and commercial uses via multiple modes of transportation.

5.1.1.7 *Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.*

The Project's compact pattern of development and multi-modal transportation network would aid in the sustainable development of residential, park, commercial, and public facilities land uses. The General Plan emphasizes sustainable community design principles within its Goals and Policies. By locating the Project near existing and planned infrastructure, services, and jobs in a compact pattern of development, while at the same time promoting health and sustainability among its residents, the Project has been designed around the guiding principles of the General Plan. Consistent with the County's Community Development Model, the densest neighborhood on the Site, the Town Center, consists of a range of commercial uses that are supported by a

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network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, a proposed school, and public areas. The Town Center planning area is within the Village Regional Category. Spanning out from the Town Center planning area, the Project's Semi-Rural areas would contain lower-density residential neighborhoods. Further out, the neighborhoods would be surrounded by Rural Lands characterized by open space, habitat conservation, recreation, and other uses associated with rural areas. Developing the Project in this manner would promote principles of environmentally sustainable communities and would reduce greenhouse gas emissions.

5.1.1.8 Preserve agriculture as an integral component of the region's economy, character, and open space network.

Community agriculture would be promoted through the creation of community gardens. Garden plots would be rented or reserved by the public, with first priority given to Community residents. This would promote locally grown organic food sources for Community residents and provide a link to the region's agricultural heritage. Additionally, vineyards would be planted and maintained throughout the Site, primarily on high-visibility slopes. These productive landscapes would be professionally maintained and would add to the aesthetic appeal of the Community. Vineyards are expected to produce three to four tons of grapes per acre to be used for wine making. Goals of the vineyards include creating agricultural lands within the Community that are consistent with the agricultural history of the region, and providing highly effective Zone 1 brush management species that are low fuel volume.

5.1.1.9 Minimize public costs of infrastructure and services and correlate their timing with new development.

The Project applicant will work closely with public service providers and the County to ensure that adequate facilities would serve the Project while also maintaining adequate service ratios, and would be constructed concurrent with need.

5.1.1.10 Recognize community and stakeholder interests while striving for consensus.

Privately, the applicant has held four community workshops as well as numerous meetings with interested stakeholders. Publicly, the applicant has met with the three appropriate sponsor groups to solicit their input, and the County has held a public scoping meeting to determine the scope of the environmental impact report (EIR). A 45-day review period will also be open to solicit public input on the EIR.

5.2 Chapter 3: Land Use Element

The Project has been designed to promote health and sustainability by focusing on a compact pattern of development. The Project integrates a range of housing types and densities while at the same time conserving open space and natural resources.

The Project would include a General Plan Amendment that would allow a greater intensity of clustered development beyond current planned land uses. The Site lies within the North County Metropolitan Plan area and the Bonsall Community Planning area. The General Plan Land Use Element Regional Category for the Project is Rural Lands in the Bonsall Community Planning area and Village, Semi-Rural and Rural Lands in North County Metropolitan Plan area. The General Plan Amendment proposes to amend the Regional Land Use Element Map to change the Regional Category Designation from Rural to Semi-Rural for a portion of the project site in the North County Metropolitan Plan area. The boundary of the Village area in the North County Metropolitan Plan area will not be modified; the acreage designated as Village will remain unchanged. No changes in Regional Category are proposed for the Bonsall Community Planning area.

The County of San Diego's adopted General Plan emphasizes sustainable community design principles within its Goals and Policies. By locating the Project near existing and planned infrastructure, services, and jobs in a compact pattern of development, while at the same time promoting health and sustainability among its residents, the Project has been designed around the guiding principles of the General Plan. Consistent with the County's Community Development Model, the densest neighborhood on the Site, the Town Center, consists of a range of commercial uses that are supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, a proposed school, and public areas. The Town Center planning area is within the Village Regional Category. Spanning out from the Town Center planning area, the Project's Semi-Rural areas would contain lower-density residential neighborhoods. Further out, the neighborhoods would be surrounded by Rural Lands characterized by open space, habitat conservation, recreation, and other uses associated with rural areas. Developing the Project more compactly meets the critical objectives for compliance with the mandates of AB 32 as well as SB 375. The Project was designed to be consistent with both the Guiding Principles and the individual Goals and Policies of the General Plan.

5.3 Chapter 4: Mobility Element

As mentioned above, the Project has been designed to promote health and sustainability by focusing on a compact pattern of development. This compact pattern of development in turn allows for and supports a multi-modal transportation network that enhances connectivity and supports community development patterns.

The project site would have two main access roads along Deer Springs Road—at Mesa Rock Road and Sarver Lane—with an additional access point at Camino Mayor off Twin Oaks Valley Road to the north. The main access road at Mesa Rock Road would be a four lane entry road with median that transitions into a four lane undivided road further into the project site. On-site roadways would be constructed within and between the different planning areas where development would occur. These roadways would primarily consist of main roads with a pavement width of 34 feet that mostly travel between the developed planning areas, residential streets that are approximately 36 to 40 feet wide and generally traverse within a planning area, and private paseo roads that typically end at smaller clusters of residential units within a planning area. As mentioned previously, an electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce motorized vehicle trips. Additionally, the project includes bike lanes, an extensive trail system consisting of roadside pathways within the linear greenbelts, and multiuse trails. With incorporation of these internal circulation features, the Project would provide residents the opportunity to access employment, education, recreational, and commercial uses via multiple modes of transportation.

5.4 Chapter 5: Conservation and Open Space Element

The location and design of the planning areas strategically preserve natural areas and provide for wildlife movement and connectivity. The proposed open space design consists of two large continuous blocks of key biological resources situated within the northern half, and along the eastern boundary of the project site. In addition, a large third block of open space in the center of the proposed development connects the abovementioned blocks of open space to open space located east and south of the project area. In total, the Project would preserve approximately 1,209 acres of open space.

The majority of the proposed open space design will be located within the northern half of the project site. The northern half of the Site has the greatest potential to support wildlife due to the east–west connection with the San Marcos Mountains. In addition, the northern half of the project site is positioned to take maximum advantage of interconnected blocks of habitat. The northern portion of the proposed open space design provides a diverse representation of the natural and environmental conditions that occur within the larger project area. Open space will also be designated along the eastern boundary of the project site adjacent to I-15, which serves as important habitat for California gnatcatcher and many other wildlife species, as well as internal to the project site which would enhance connectivity to the south.

The proposed open space design includes a diverse array of environmental features including ridgetops, hilltops, and rocky outcrops. Although the majority of this area consists of dense chaparral, this area also incorporates a diverse representation of the vegetation communities that occur on site and in the vicinity including, riparian forest and scrub, coastal sage scrub, non-

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native grassland, and oak woodland. The two largest riparian areas located within the project site would be included in the open space: the South Fork of Gopher Canyon and the South Fork of Moosa Canyon. The South Fork of Gopher Canyon, which is located along Twin Oaks Valley Road, holds water part of the year. The topography in this area of the open space is highly diverse and includes elevations from approximately 700 feet above mean sea level (AMSL) to 1,750 feet AMSL.

The entire open space area contains a diversity of environmental characteristics including representative populations of special-status plant and animal species observed on site; existing dirt trails and canyon bottoms currently used by wildlife for movement across the Site; and the north-south-trending tributary to Gopher Canyon along Twin Oaks Valley Road, which provides linkage opportunities to the San Marcos Mountains.

The Project's open space design is in direct application with the General Plan Goals and Policies for inter-connected preserve system.

5.5 Chapter 6: Housing Element

The project site includes seven planning areas, each representing a unique neighborhood consisting of a variety of housing types, lot sizes, and suitable amenities in order to provide housing for a broad range of age groups, family formations, and income levels.

A consumer survey completed by the applicant vetted buyer preferences and demand by consumer life stage in order to inform the mix of residential product proposed in each neighborhood. An average of 80% of consumers surveyed in each life stage indicated a preference for a traditional detached single-family home. However, there was a wide range of home sizes preferred, dependent on family make-up and income levels, as well as a wide range of lot sizes preferred depending on preferences related to yard sizes, outdoor space, and price range. Although a traditional detached single-family home appealed to most consumers, 37% of those surveyed indicated that they would consider an attached home, preferring multi-story townhomes to traditional condominiums.

In addition, there was a strong demand for age-qualified living, especially for those buyers over the age of 55, who indicated that, given the choice, they would prefer to live in an age-restricted community with dedicated amenities as well as access to community recreation and programs. Being close to everyday services like grocery stores was important to these buyers, as well as living in a community with ample amounts of natural open space and walking, hiking and biking trails, and other recreational opportunities.

These results from the buyer survey informed the Project applicant's land planning for the neighborhoods, resulting in a mix of housing types. The broad range of lot sizes and housing

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types will provide significant options for North County buyers. Additionally, the project is conveniently located at the Deer Springs Road interchange with direct access to I-15, providing excellent regional access to existing job centers in Rancho Bernardo, Escondido, and Poway. Lastly, the Site is located in close proximity to Cal State San Marcos and Palomar College. Commuting options for residents of the Project are enhanced with proximity to three Sprinter stations within six miles of the project site – the San Marcos Civic Center Sprinter Station, the Buena Creek Station, and the Palomar College Station.

5.6 Chapter 7: Safety Element

The Project was located, designed, and would be constructed to provide wildfire defensibility and minimize the risk of structural loss. Due to the terrain and topography on the project site, special attention was paid to locate neighborhoods and structures such that the likelihood of wildfire spread and encroachment would be minimized. An additional private access road (Camino Mayor) is proposed in order to provide both residents and emergency access vehicles with sufficient access to the project site. Fire response travel times to the Project site meet the County General Plan standard of 5 minutes or less for all structures. Lastly, fuel modification zones have been conservatively sized (250 feet on either side of development—almost 4 times the modeled flame length).

A Fire Protection Plan (FPP) was prepared for the Project. The FPP evaluates and identifies the potential fire risk associated with the Project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The purpose of the FPP is to generate and memorialize the fire safety requirements of the Deer Springs Fire Protection District (DSFPD) and the San Diego County Fire Authority (SDCFA) along with project-specific measures based on the Site, its intended use, and its fire environment.

The Project will meet or exceed all applicable Code requirements with the exception of a minor fuel modification area adjacent to three lots that would be modified. Here, an alternative form of protection that provides the same protection level as fuel modification would be provided. The recommendations and conditions provided in the FPP are also consistent with the lessons learned from the May 2014 *San Diego County Wildfires After Action Report* from numerous fires occurring over the last 20 years, including the 2003 and 2007 San Diego County fires.

As determined during the analysis of this Site and its fire environment, the Site in its current condition is considered to include characteristics that, under certain conditions, have the potential to facilitate fire spread. Under extreme conditions, wildfires on the Site could burn erratically and aggressively and result in significant ember production. Once the Project is constructed, the

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on-site fire potential would be lower than its current condition due to conversion of wildland fuels to managed landscapes, extensive fuel modification areas, improved accessibility to fire personnel, and structures built to the latest ignition-resistant codes.

It is important to note that the fire safety requirements that will be implemented on this Site were integrated into the code requirements based on the results of post-fire assessments, similar to the *After Action Report*. These include ignition resistant construction standards, along with requirements for water supply, fire apparatus access, fuel modification and defensible space, interior fire sprinklers, and 5 minute or less fire response travel times. When it became clear that specifics of how homes were built, how fire and embers ignited homes, what effects fuel modification had on structure ignition, how fast firefighters could respond, and how much (and how reliable) water was available, were all critically important to structure survivability, the Fire and Building codes were revised appropriately. DSFPD and San Diego County now boast some of the most restrictive codes for building within Wildland Urban Interface (WUI) areas that focus on preventing structure ignition from heat, flame, and burning embers.

The entire project site has been designed with fire protection as a key objective. The improvements are designed to facilitate emergency apparatus and personnel access throughout the Site. Driveway and road improvements with fire engine turnouts and turnarounds provide access to within 150 feet of all sides of every building. Water availability and flow will be consistent with DSFPD requirements including fire flow and hydrant distribution. These features along with the ignition resistance of all buildings, the interior sprinklers, and the pre-planning, training and awareness will assist responding firefighters through prevention, protection and suppression capabilities.

Early evacuation for any type of wildfire emergency on the project site is the preferred method of providing for resident safety, consistent with the DSFPD's current approach for other communities and neighborhoods within the District. As such, the Project's Homeowner's Association will formally adopt, practice, and implement a "Ready, Set, Go!" approach to site evacuation. The "Ready, Set, Go!" concept is widely known and encouraged by the State of California and most fire agencies. Pre-planning for emergencies, including wildfire emergencies, focuses on being prepared, having a well-defined plan, minimizing potential for errors, maintaining the Site's fire protection systems, and implementing a conservative (evacuate as early as possible) approach to evacuation and site uses during periods of fire weather extremes. In addition, an evacuation plan that includes a regional approach rather than a project-specific approach will be prepared. The evacuation planners will coordinate with the DSFPD and will dovetail the plan with existing County evacuation plans, such that potential evacuation impacts from the Project are lessened and existing resident evacuation planning is enhanced.

5.7 Chapter 8: Noise Element

The Project has been designed to ensure that noise considerations are incorporated into the land use decision-making process. The quality of life for residents of the Project as well as nearby residents is of utmost importance to the Project applicant, and a significant consideration in protecting that quality of life is ensuring that noise-generating uses such as traffic and construction are considered in Project design. Construction of the Project would be conducted in such a way that disturbance to adjacent sensitive receptors is minimized. Land uses associated with the Project have been located in such a way that noise from adjacent roadways is minimized, and where appropriate sound-attenuating architectural design and building features have been incorporated.

APPENDICES
<<*FORTHCOMING*>>

