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**Storm Water Management** - Run-off will be managed through state-of-the-art infiltration design techniques.



**Cluster Development** - Cluster development reduces neighborhood footprints and allows for additional open space.



**Natural Drainage** - Natural drainage features shall be incorporated into the overall site design.



**Solar Panels** - All residential homes shall include solar panels as a renewable energy source.



**Low Water Use Landscapes** - Native and Mediterranean plantings shall be used in common areas to reduce irrigation needs.



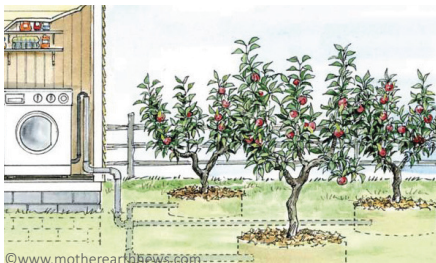
**Connectivity** - Multi-use trails and pathways shall connect pedestrians, bicyclists, and equestrians to parks, schools, open space, and neighborhoods.



**Reduce Turf** - To reduce irrigation and conserve water, the community shall prohibit turf in front yards, and within community street right-of-ways.



**EV Charging Stations** - All single-family residences would be pre-plumbed for EV charging, and EV charging stations would be installed in 3% of the Town Center's commercial core parking spaces.



**Grey Water** - To reduce potable water use for irrigation, detached homes shall be plumbed for grey water re-use in residential yards.



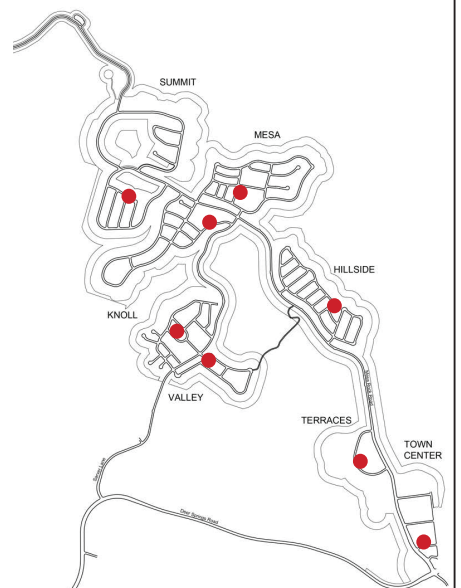
**Passive Cooling** - Deciduous trees shall be planted to provide shading and greater carbon sequestration.



**Green Waste Compost Area** - A green waste collection area shall be provided for landscape waste from common area landscapes.



**Productive Landscapes** - Vineyards will be planted to connect the community to the region's agrarian history.



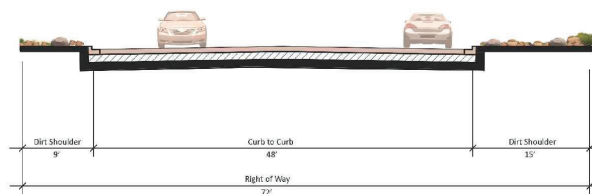
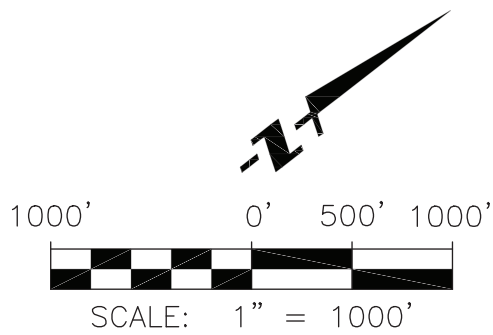
**Electric Bike Stations** - Electric bike sharing opportunities shall be incorporated in the community to promote connectivity.

SOURCE: SCHMIDT DESIGN 2016

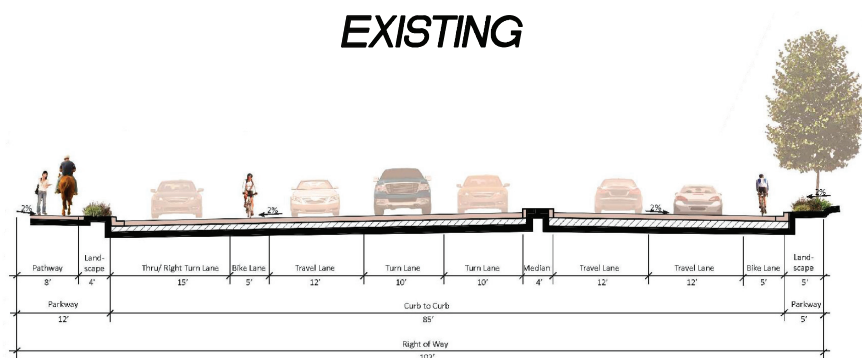
## FIGURE 1-24 Sustainability Features

Newland Sierra Environmental Impact Report

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**EXISTING**



**PROPOSED**

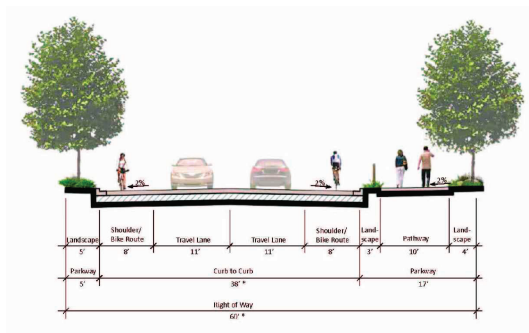
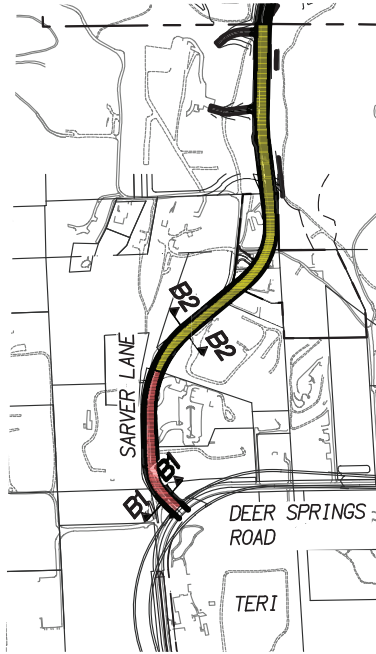
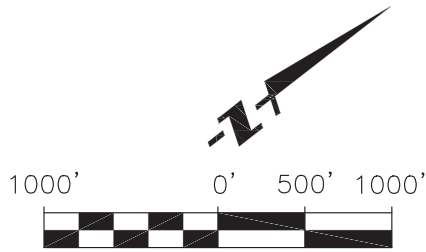
**SECTION A1**

NOT TO SCALE

FIGURE 1-25  
**Mesa Rock Road**



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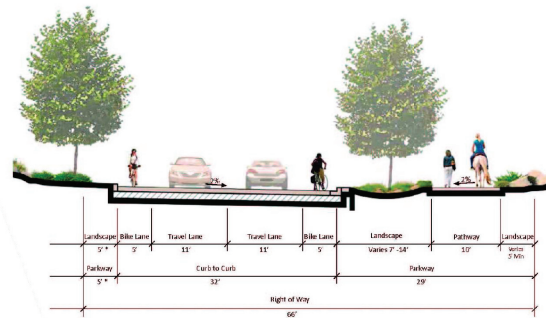


**PROPOSED**

### SECTION B1

2.2E MODIFIED LIGHT COLLECTOR WITH NO MEDIAN  
NOT TO SCALE

\* WIDTH INCREASES BY 12' AS REQUIRED FOR A  
RIGHT TURN LANE AT THE INTERSECTION WITH  
DEER SPRINGS ROAD.



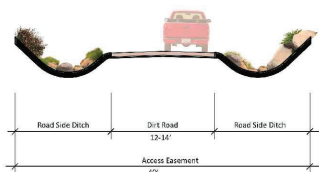
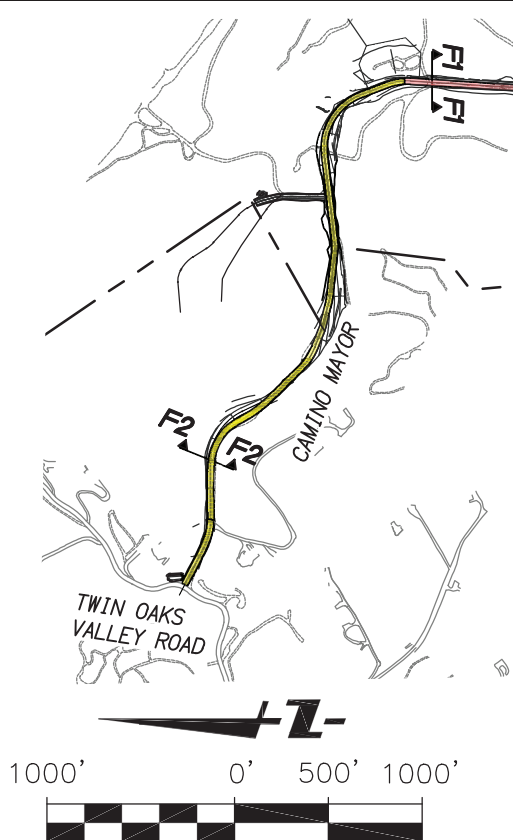
**PROPOSED**

### SECTION B2

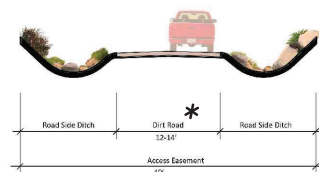
2.2F MODIFIED LIGHT COLLECTOR WITH REDUCED SHOULDER  
NOT TO SCALE

FIGURE 1-26  
**Sarver Lane**

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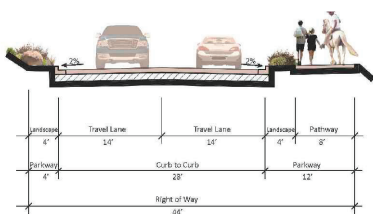


**EXISTING**



\* THE SOUTHERLY 375' OF CAMINO MAYOR IS CURRENTLY PAVED 14' TO 20' IN WIDTH

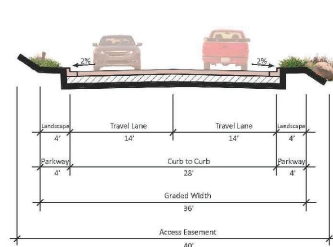
**EXISTING**



**PROPOSED**

**SECTION F1**

NOT TO SCALE



**PROPOSED**

**SECTION F2**

NOT TO SCALE

FIGURE 1-27  
**Camino Mayor**



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SOURCE: SCHMIDT DESIGN 2017

FIGURE 1-28  
**Deer Springs Road–Option A**  
Newland Sierra Environmental Impact Report

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SOURCE: SCHMIDT DESIGN 2017

FIGURE 1-29  
Deer Springs Road–Option B  
Newland Sierra Environmental Impact Report



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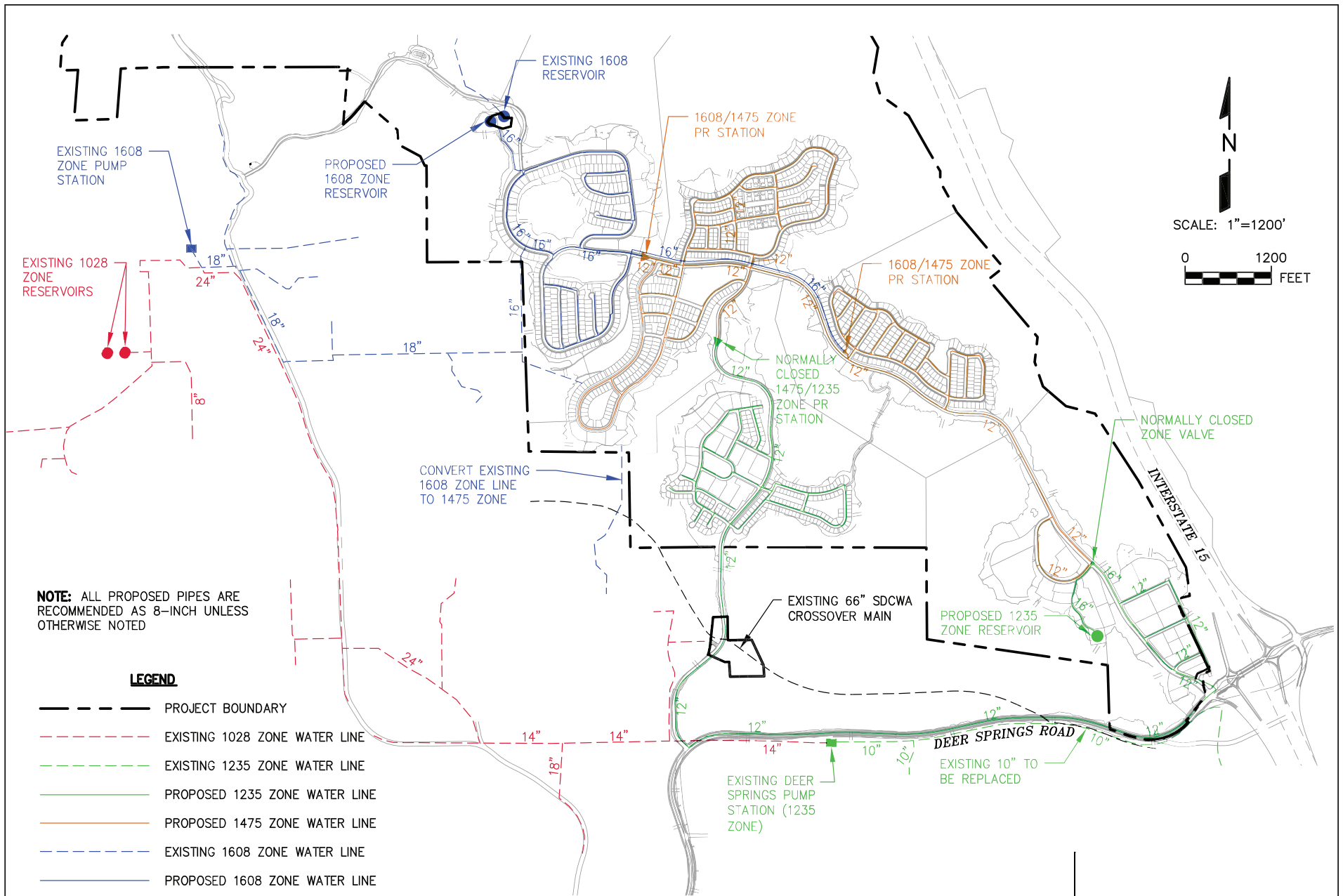


FIGURE 1-30  
**Water Supply**

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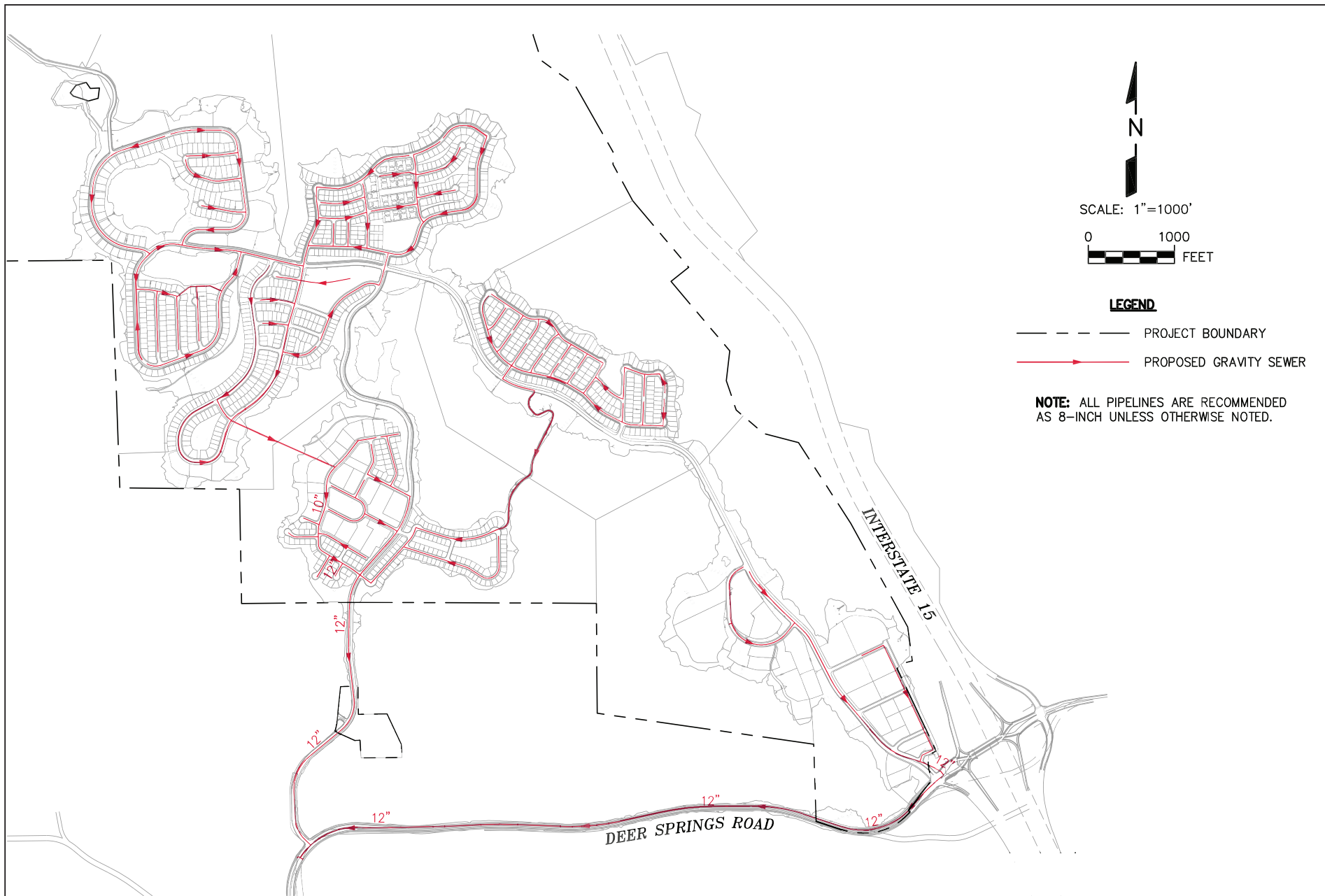
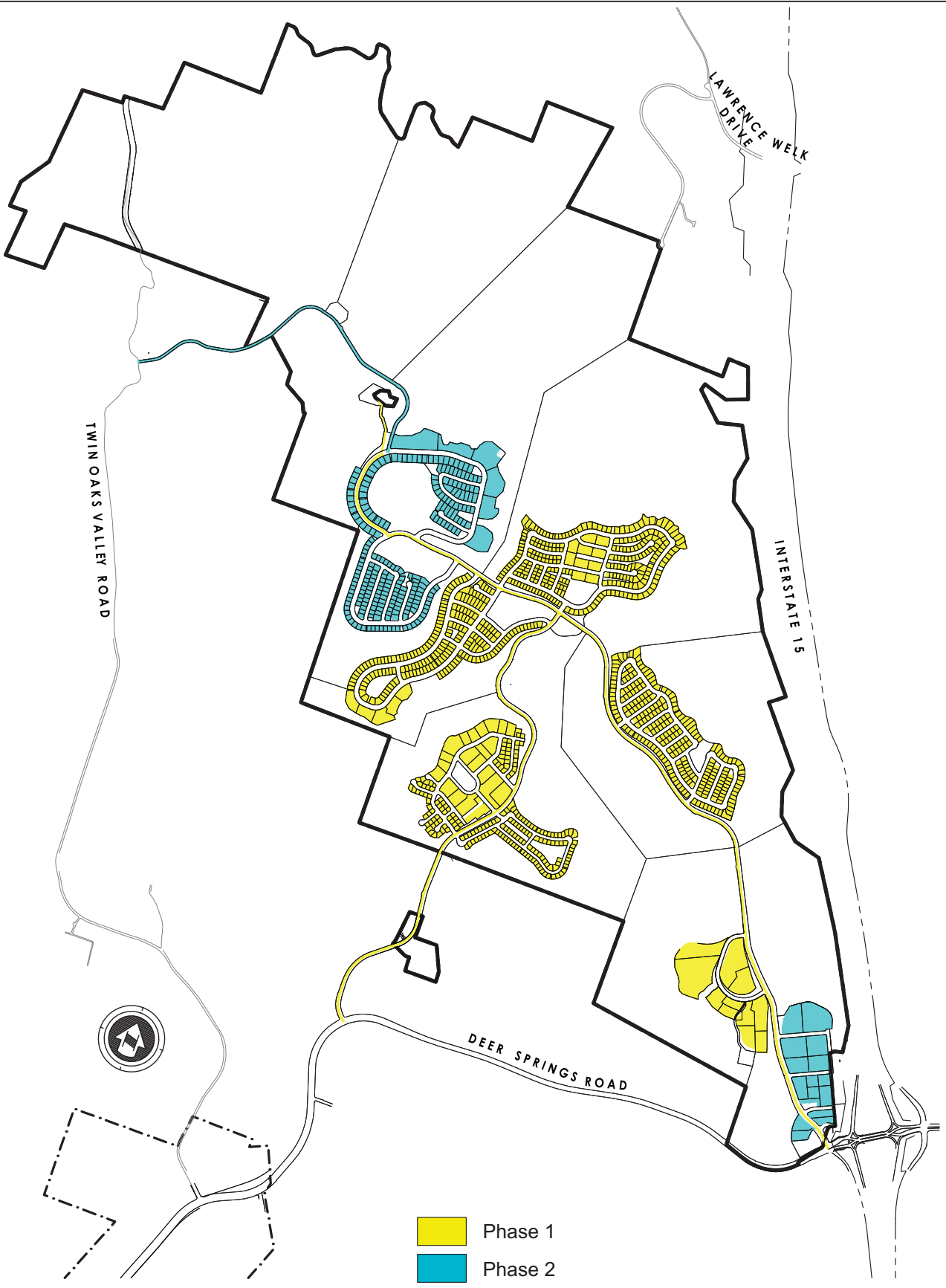


FIGURE 1-31  
**Sewer Collection System**



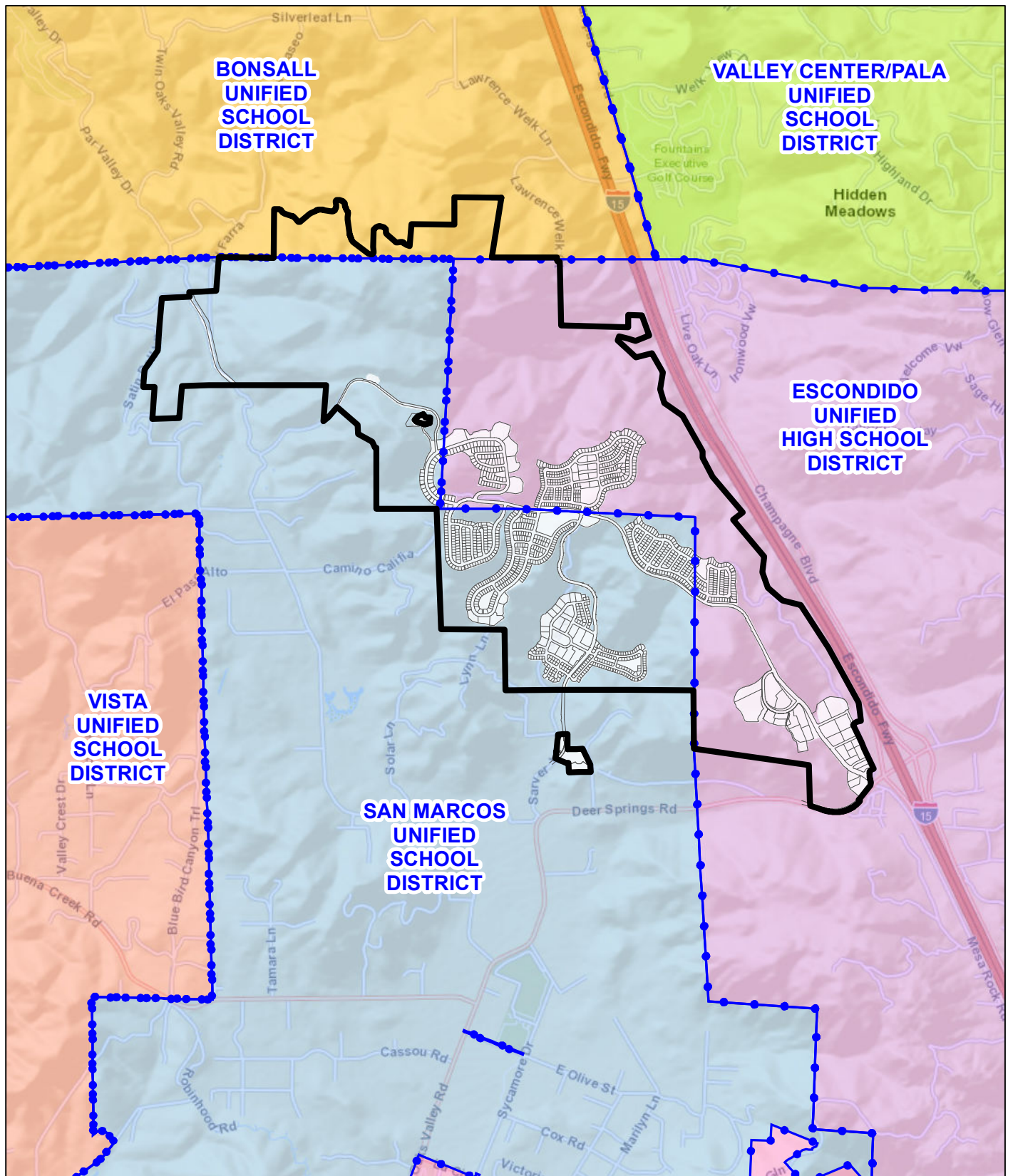
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SOURCE: FUSCOE 2016

FIGURE 1-32  
**Phasing Plan**

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0 1,000 2,000 Feet



Project Site



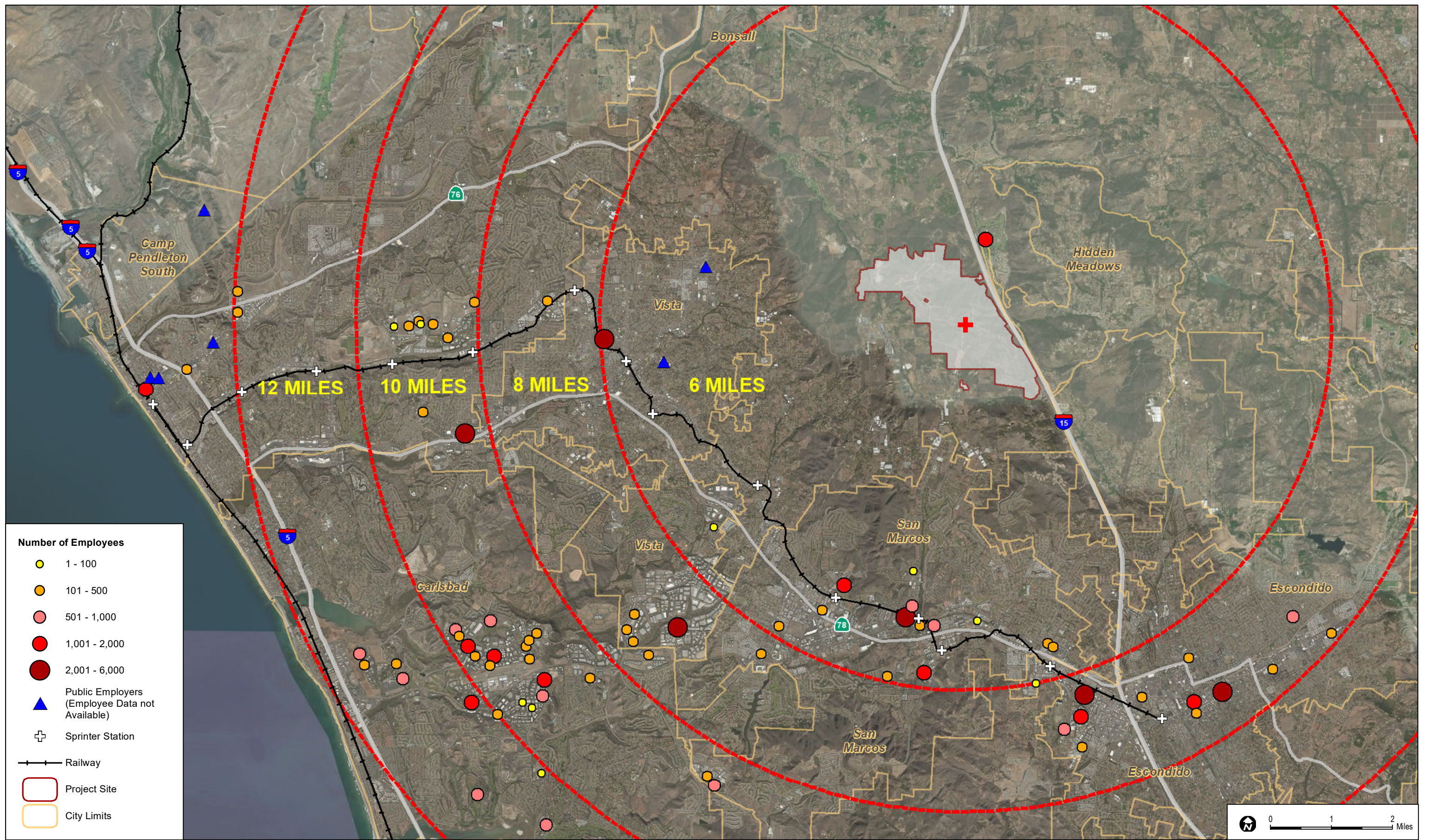
School District Boundaries

FIGURE 1-33  
**School District Boundaries**



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SOURCE: BING Mapping Service, 2014; Newland Sierra LLC, 2016.

**FIGURE 1-34**  
Proximity to Major Employment Centers



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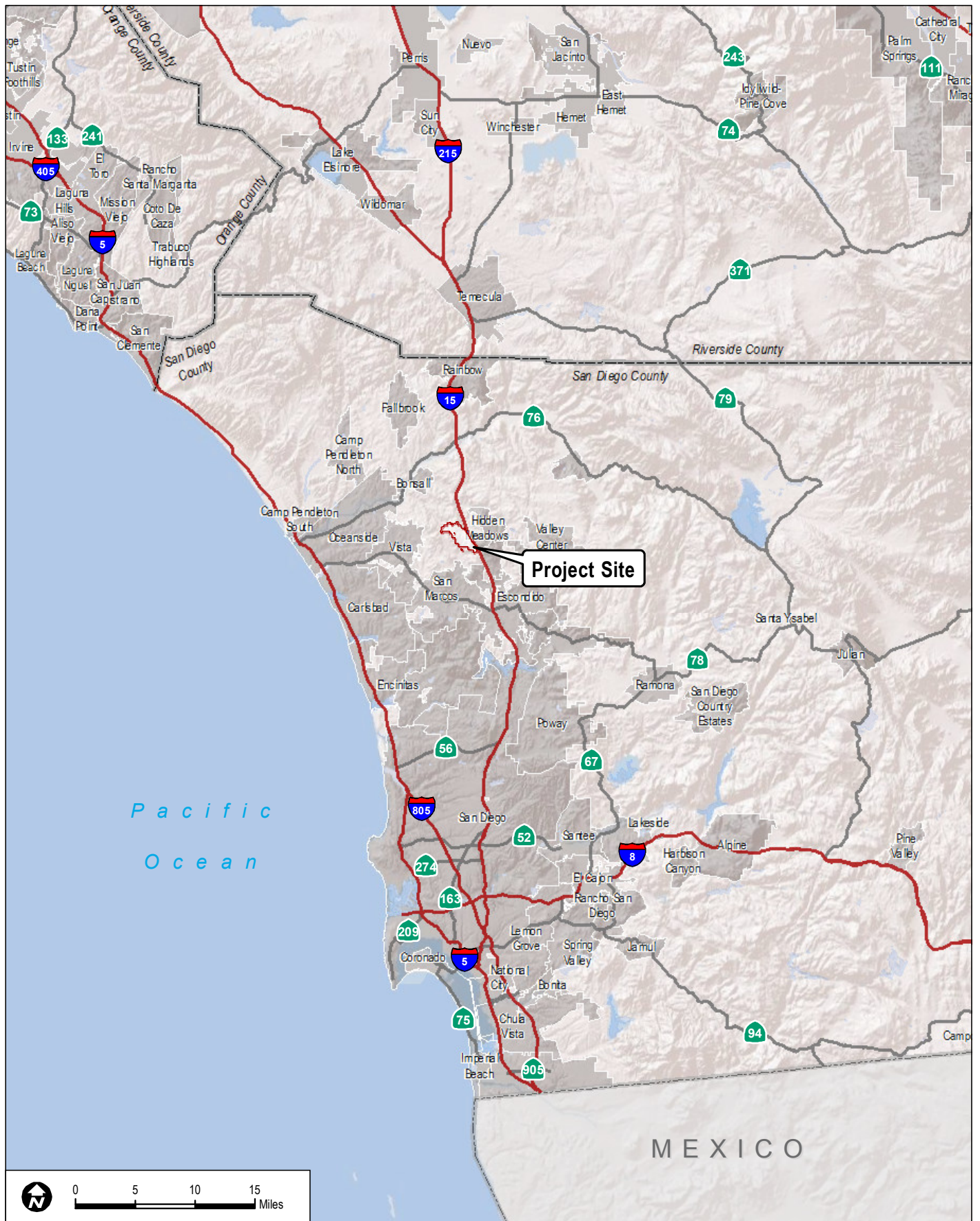


FIGURE 1-35  
**Regional Location Map**

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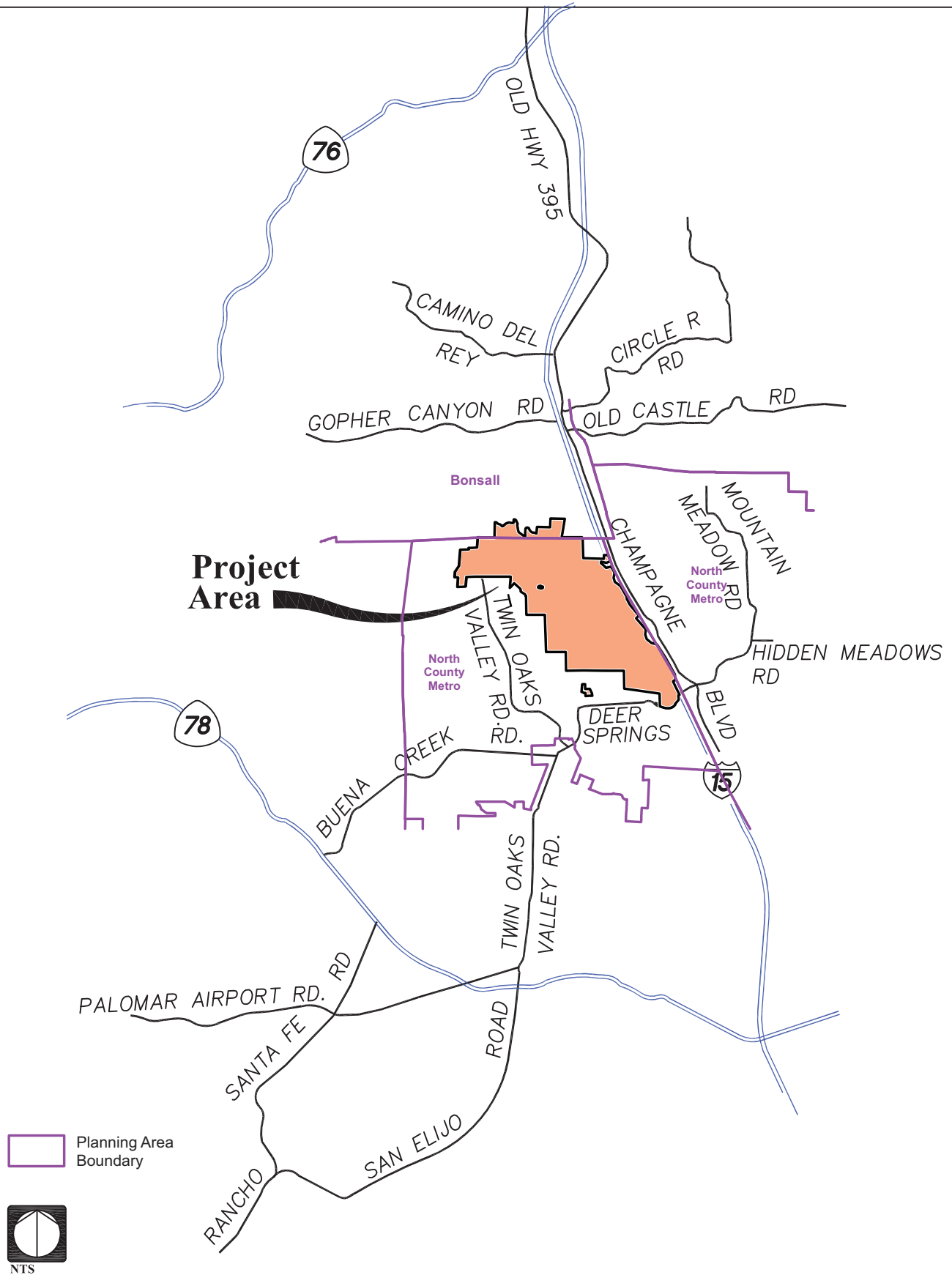


FIGURE 1-36  
**Vicinity Map**



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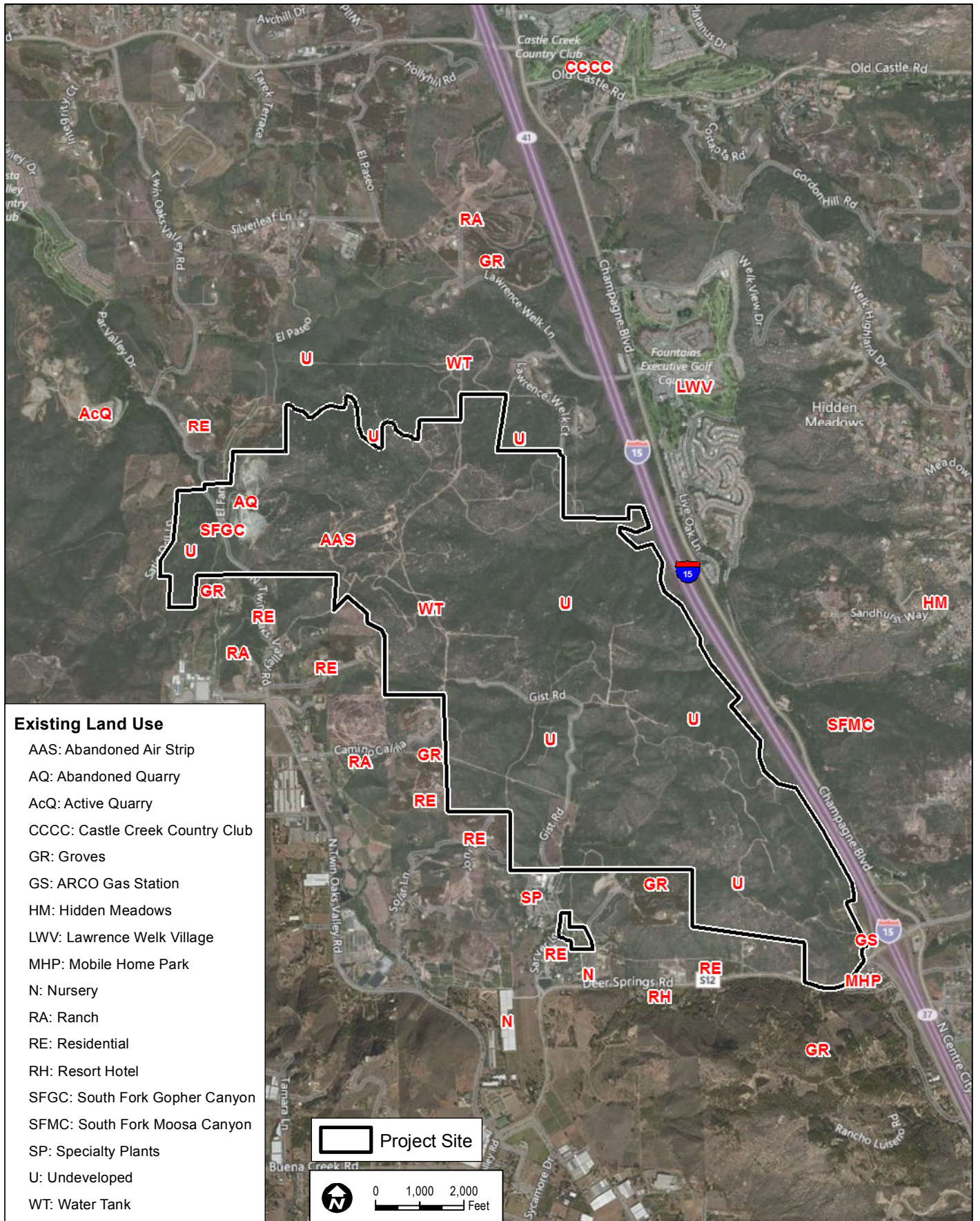
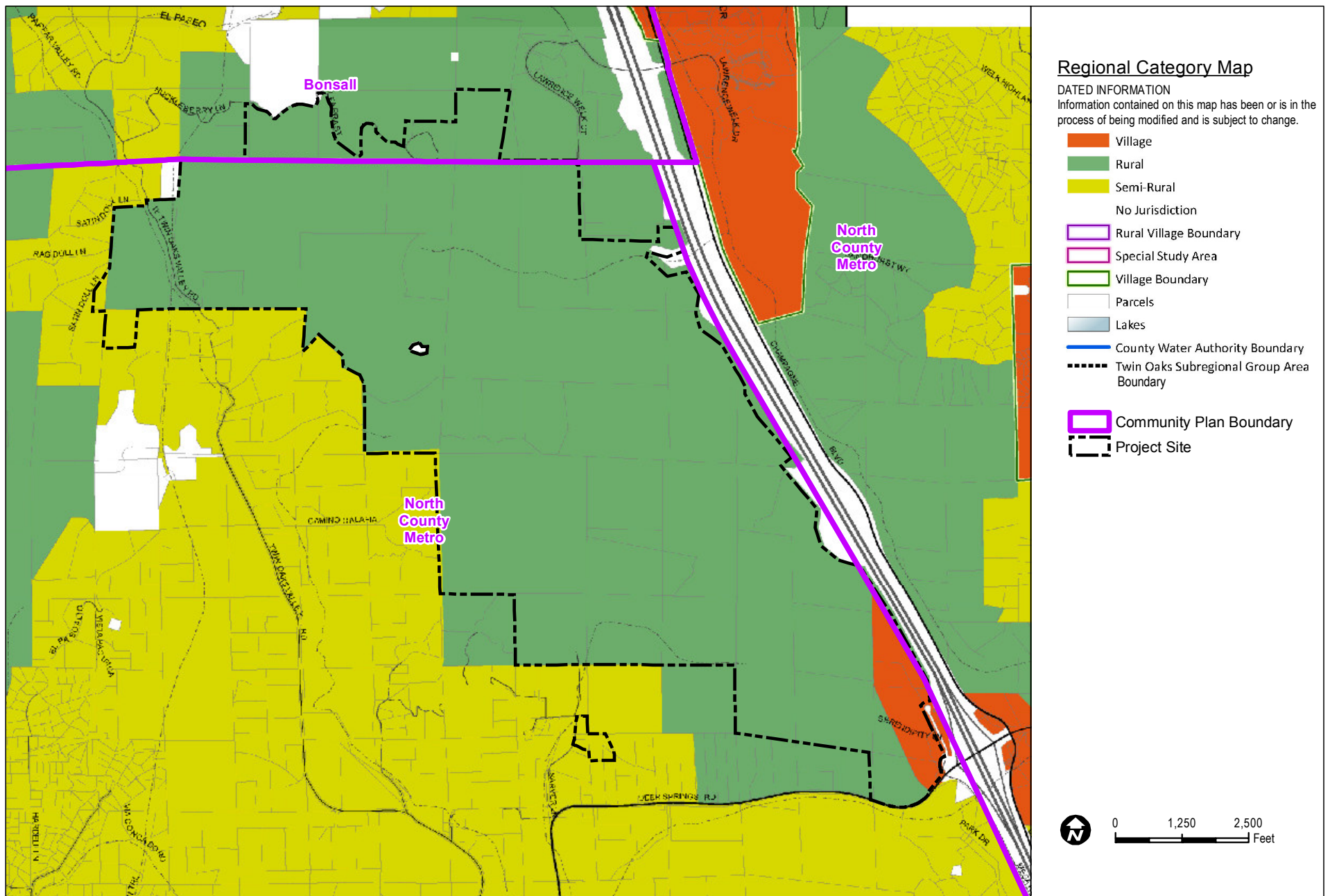


FIGURE 1-37  
**Aerial Map and Surrounding Land Uses**

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SOURCE: COUNTY OF SAN DIEGO

FIGURE 1-38  
**Existing Regional Land Use Categories**

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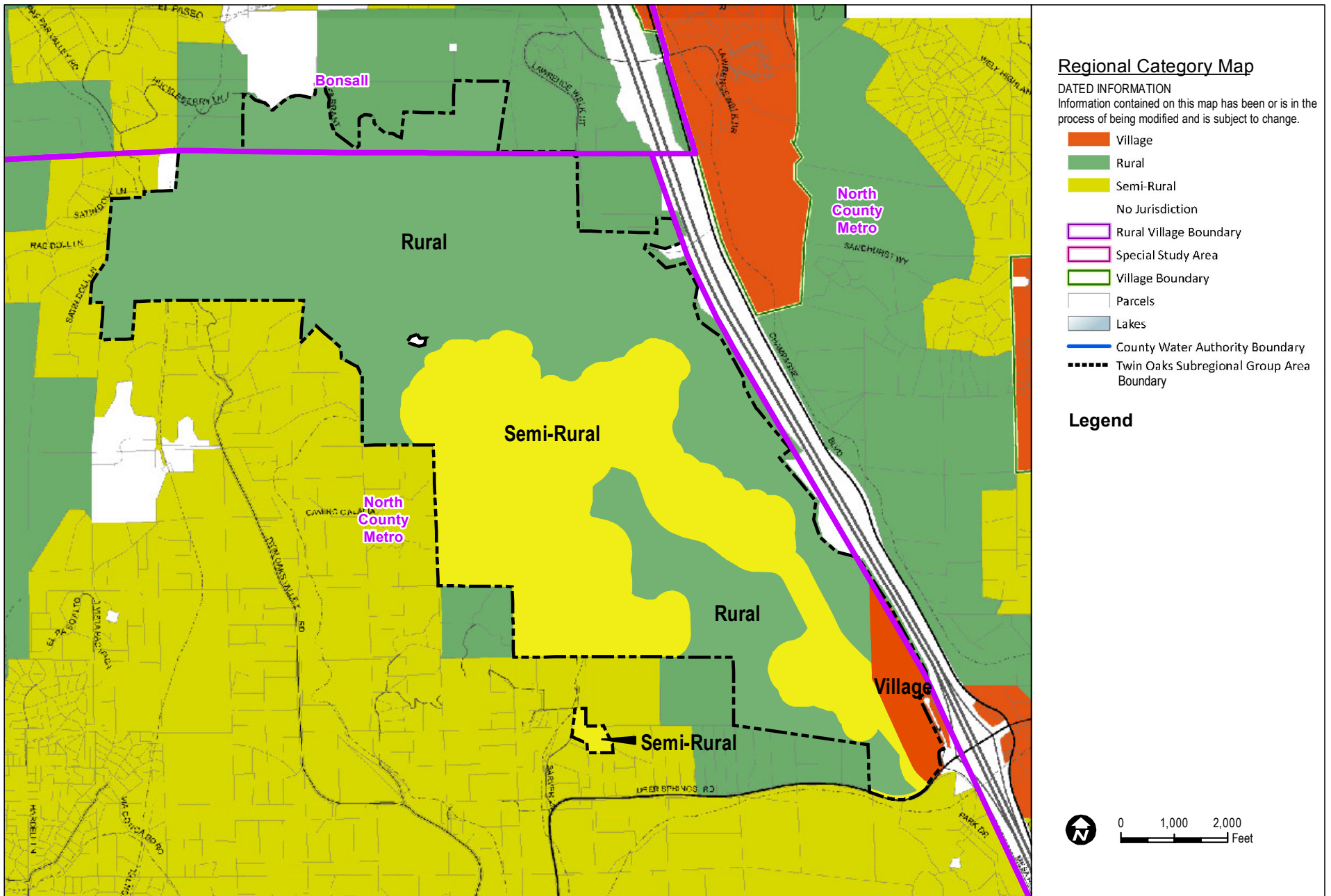
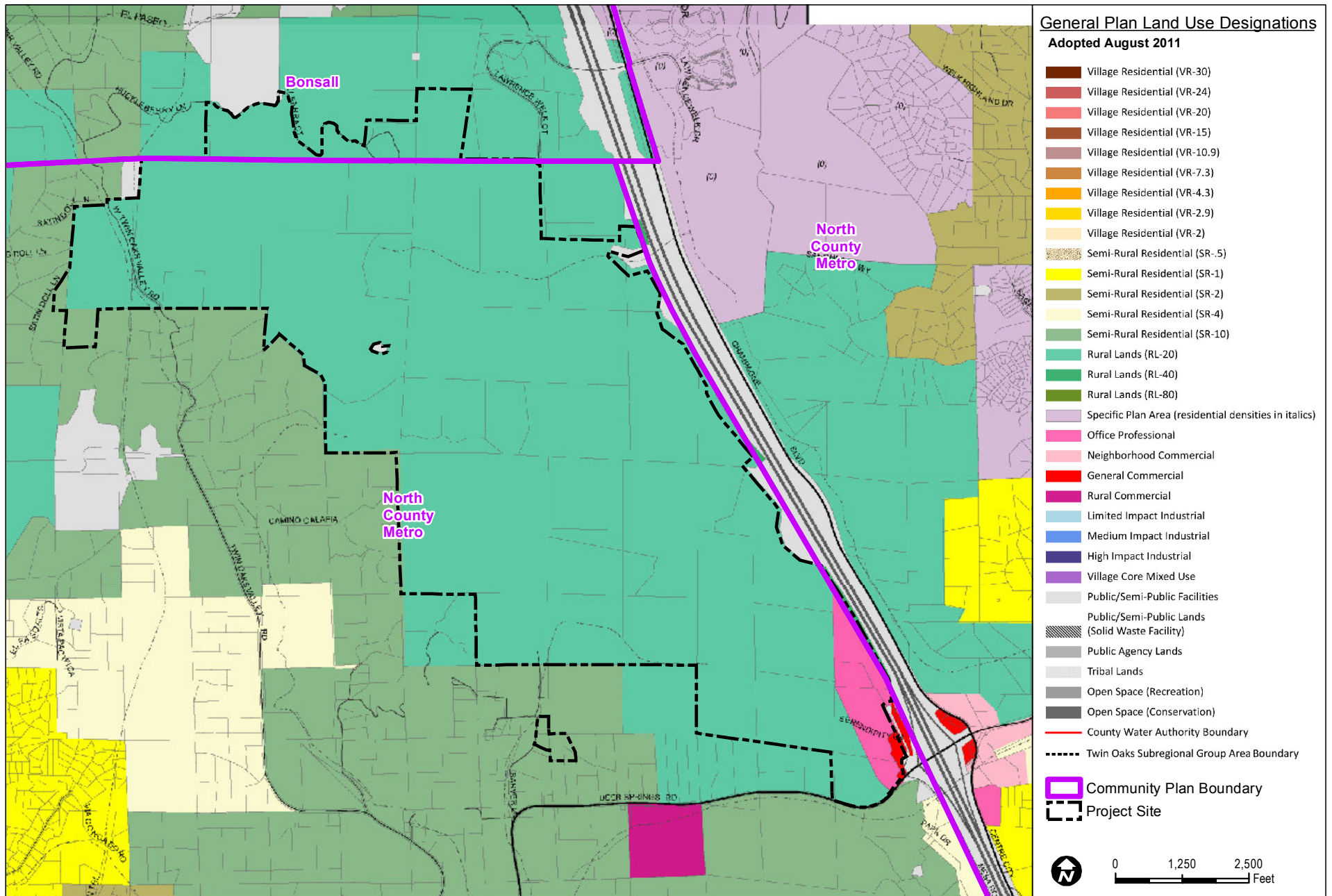


FIGURE 1-39  
**Proposed Regional Land Use Categories**

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SOURCE: COUNTY OF SAN DIEGO

FIGURE 1-40  
**Existing Community Plan Land Use Designations**

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