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

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

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

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

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.

Sustainability Features

SOURCE: SCHMIDT DESIGN 2016

FIGURE 1-24

Newland Sierra Environmental Impact Report
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FIGURE 1-26
Sarver Lane
Newland Sierra Environmental Impact Report

**PROPOSED**

**SECTION B1**
2.2X 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.

**SECTION B2**
2.2F MODIFIED LIGHT COLLECTOR WITH REDUCED SHOULDER
NOT TO SCALE
INTENTIONALLY LEFT BLANK
Deer Springs Road–Option A

FIGURE 1-28

Newland Sierra Environmental Impact Report
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FIGURE 1-31

Sewer Collection System

Newland Sierra Environmental Impact Report
Project Description, Location, and Environmental Setting

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FIGURE 1-32
Phasing Plan

Newland Sierra Environmental Impact Report
FIGURE 1-33
School District Boundaries

Newland Sierra Environmental Impact Report
Proximity to Major Employment Centers


Number of Employees
- 1 - 100
- 101 - 500
- 501 - 1,000
- 1,001 - 2,000
- 2,001 - 6,000
- Public Employers (Employee Data not Available)

Sprinter Station
Railway
Project Site
City Limits

FIGURE 1-34
Proximity to Major Employment Centers
Newland Sierra Environmental Impact Report
FIGURE 1-36
Vicinity Map

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FIGURE 1-37
Aerial Map and Surrounding Land Uses
Newland Sierra Environmental Impact Report

Existing Land Use
AAS: Abandoned Air Strip
AQ: Abandoned Quarry
AcQ: Active Quarry
CCCC: Castle Creek Country Club
GR: Groves
GS: ARCO Gas Station
HM: Hidden Meadows
LWV: Lawrence Welk Village
MHP: Mobile Home Park
N: Nursery
RA: Ranch
RE: Residential
RH: Resort Hotel
SFGC: South Fork Gopher Canyon
SFMC: South Fork Moosa Canyon
SP: Specialty Plants
U: Undeveloped
WT: Water Tank
Existing Regional Land Use Categories

FIGURE 1-38

Newland Sierra Environmental Impact Report
Existing Community Plan Land Use Designations

Adopted August 2011

- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.0)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area (residential densities in italics)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- County Water Authority Boundary
- Twin Oaks Subregional Group Area Boundary

Community Plan Boundary
Project Site

SOURCE: COUNTY OF SAN DIEGO

FIGURE 1-40
Newland Sierra Environmental Impact Report