

3.6.4 Architectural Style

The following standards and guidelines apply to 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, of this Specific Plan.
2. Architectural styles should be appropriately scaled and proportioned to the respective building typology.
3. Architectural features and elements appropriate to the architectural 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.
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

The following standards and guidelines shall apply to aesthetics and design:

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.
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. Variety in building masses should be created by using horizontal and vertical offsets.
5. Large, multi-family dwellings should have articulated façades to break up the mass and provide a dynamic streetscape.

3.6.6 Sustainable Design

The following standards and guidelines apply related to sustainable design:

1. All single-family homes shall be plumbed for greywater systems for use in private yards.
2. Solar panels shall be required on all residential units. Where feasible, roof-integrated solar panels should be considered to minimize visual impacts.

Newland Sierra Specific Plan

3. Single-family homes shall include an electric vehicle charger in the garage.
4. Large roof overhangs, shade structures, shaded courtyards, and indoor/outdoor rooms should be used to promote air flow within buildings and reduce the need for air conditioning.

3.6.7 Roofs

The following standards and guidelines apply to 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 should vary orientation by alternating between front-to-rear and side-to-side pitches, and incorporating gables, hips, and single-story elements.
4. Roof forms that are overly complex or distracting shall be discouraged.

3.6.8 Garages

The following standards and guidelines apply to garages:

1. Garages should be recessed on the front building elevation so they are not the dominant feature.
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 multi-family 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

The following standards and guidelines apply to colors and materials:

1. Color and material choices shall 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 accent color.
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

The following standards and guidelines apply to doors, windows, and entryways:

1. Recessed windows and entry doors are encouraged as appropriate to enhance or reinforce the architectural style of the building.
2. Style-appropriate detailing around windows are encouraged as appropriate to the architectural style of the building.
3. Direct alignment of windows between adjacent homes should be avoided.
4. Residences with the same elevations within a neighborhood should include differing window treatments and styles to provide variety.
5. The home entry should be the focal point of the front elevation.

3.6.11 Exterior Lighting

The following standards and guidelines apply to 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.

3.6.12 Community Facilities

The following standards and guidelines apply to 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

The landscape standards and design guidelines below 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 semi-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 will comply with the County's Water Efficient Landscape Design Manual (County of San Diego 2010b).

The following standards are provided for plant selection:

1. **Low Water Use Landscape:** All common landscape areas shall use an evapotranspiration adjustment factor of 0.55 for residential areas and 0.45 for non-residential areas. An evapotranspiration adjustment factor of 1.0 is allowed for special landscape areas (i.e., recreational and community garden areas), as noted in Ordinance Number 10032 (County of San Diego 2010a). All irrigation shall be designed to meet or exceed an average irrigation efficiency rating of 0.75 for spray/rotor irrigation and 0.81 for drip irrigation, per the County's Water Efficient Landscape Worksheet (County of San Diego 2016b).
2. **Turf Grass:** Turf grass shall be prohibited in residential front yards and within the Community street rights-of-way. Turf in rear or side yards of single-family homes shall be warm-season turf or shall have a plant species factor of 0.6 or lower based on the latest version of the Water Use Classifications of Landscape Species for Regions 3 and 4 (Costello and Jones 2014, or more recent version, as appropriate).
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. Refer to Section 3.7.3 of this Specific Plan.
5. **Parking at Preserve Areas:** Parking areas 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.
7. **Street Tree Spacing:** Trees along roadways shall be clustered in informal groupings to reflect a less-formal and semi-rural character.
8. **Town Center Character:** The landscape character and supporting plant palette in the Town Center 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 will be 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 low-water-use plants.
2. **Basins and Swales:** Riparian plantings within roadside swales and in water quality basins will mimic the natural site hydrology and create a consistent visual character throughout the Community.
3. **Vineyards:** Vineyard plantings located on slopes throughout the Community will create a unique visual identity, establish a connection to the region's agrarian history, and provide a productive landscape.
4. **Enhanced Landscape Areas:** High-visibility, enhanced landscape areas combine the semi-rural, native character with more visually dynamic low-water-use Mediterranean plants.
5. **Fuel Modification Zones:** Perimeter slopes will be planted with drought-tolerant, fire-resistive plants that are informal in structure, with the intent of mimicking the natural character of native hillsides.

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 as illustrated in Figure 55, Landscape Concept Plan, and Figure 31, Biological Open Space.

1. **Parkways and Streetscapes:** Oak trees and natural boulders shall be used in this zone to set the tone for the Community's landscape character along main roads such as Mesa Rock Road and Sarver Lane.
 - a. **Parkways and Streetscapes with Trees:** Tree types in this zone were selected for hardiness, size, and form as street trees. Plants from this zone may also be planted in the basins and swales areas and enhanced landscape areas. Plant selection for this zone shall comply with Figure 56, Plant Palette – Parkway and Streetscapes, and the following guidelines:
 - i. Trees in the right-of-way shall be located and maintained so not to impair corner sight distance.
 - ii. Trees in the right-of-way shall be located a minimum of 18 inches from the curb.

Newland Sierra Specific Plan

- iii. Trees shall have adequate separation from utilities.
- iv. Trees rated as potential high root damage shall not be placed within the right-of-way.
- b. **Parkways and Streetscapes without Trees:** Portions of Mesa Rock Road and Sarver Lane shall not be planted with trees in order to create visual connections to natural, undisturbed areas of the project Site. These areas are defined in Figure 55, Landscape Concept Plan.

See also images in Figure 57, Plant Character Images – Parkway and Streetscapes.

Some portions of the streetscapes in this zone will be located within 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 droughts 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 58, Plant Palette – Basins and Swales. See also character images in Figure 59, Plant Character Images – Basins and Swales.

Some basins will be located within 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 irrigated open space. They have a low fuel volume and provide excellent fire resistance. Vineyards in focused areas throughout the Community shall comply with Figure 60, Plant Palette – Vineyards, and the following standards and design guidelines:
 - a. Vineyards shall be set back at least 5 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).
 - d. Low grasses should be hydroseeded between rows of vines where feasible to minimize erosion.

Newland Sierra Specific Plan

- 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 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 61, Plant Character Images – Vineyards.

- 4. **Enhanced Landscape Areas:** This landscape zone will include 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 the parkways and streetscapes landscape zone are also permitted and encouraged within enhanced landscape areas to reinforce the semi-rural character. Turf may be incorporated for active and passive uses within parks.

Plant selection for enhanced landscape areas shall comply with Figure 62, Plant Palette – Enhanced Landscape Areas. See also character images in Figure 63, Plant 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 to the requirements of the Fire Protection Plan's Appendix I (Prohibited Plant List) and Appendix J (Desirable Plant List for Fuel Modification Zones). Plant selection for fuel modification zones shall comply with Figure 64, Plant Palette – Fuel Modification, and the zones indicated below. See also character images in Figure 65, Plant 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 removed 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.
 - v. No trees shall be planted within 10 feet of structures.

Newland Sierra Specific Plan

- 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 up to 50 percent in accordance with the Fire Protection Plan.
 - ii. New vegetation shall be native and planted with a low density to reduce the fuel load of the area.
 - iii. Groundcover shall be no more than 6 inches high.
 - iv. Trees and tree-form shrub species that naturally grow to heights that exceed 4 feet shall be vertically pruned to prevent ladder fuels.
 - v. 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 for Fuel Modification Zone 2 as described 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 the American Society of Landscape Architects and the California Native Plant Society (SD/ASLA and CNPS 2014).
3. Plant is not included in the Fire Protection Plan “do-not-plant” list (see Appendix N of the EIR).
4. Plant is native and/or has an estimated species plant factor of 0.2 or lower based on the latest version of the Water Use Classifications of Landscape Species for Regions 3 and 4 (Costello and Jones 2014, or more recent version, as appropriate).

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 composed 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 do 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 irrigated or non-irrigated hydroseed.

3.7.6 Park Standards and Design Guidelines

A system of parks, overlooks, pathways, and trails will be part of the Community. Each neighborhood will include strategically located park and open space amenities. Park locations are illustrated in Figure 66, 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 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 as integral to the design.

Newland Sierra Specific Plan

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, 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 (County of San Diego 2013), the County's Water Efficient Landscape Design Manual (County of San Diego 2010b), and stormwater runoff requirements per the County's Low Impact Development Handbook (County of San Diego 2014a).

3.7.7 Park Land Dedication Ordinance

Total park area will be provided based on Park Land Dedication Ordinance (PLDO) requirements (County of San Diego 1973), as shown in Table 11, Park Planning Areas.

Table 11
Park Planning Areas

Planning Area	Units	PLDO (Square Feet per Unit)	Park Area Required (Acres) (Units x PLDO / 43,560)
San Marcos	0	–	0.00
Escondido	0	–	0.00
Valley Center	627	380.28	5.47
Vista	1,508	373.74	12.94
Total	2,135	–	18.41

Source: County of San Diego 1973
PLDO = Park Land Dedication Ordinance

3.7.8 Park Land Dedication Ordinance Satisfaction

Under the PLDO, parkland is calculated by adding public and private park acreage. Public parks are given full credit for their acreage and private parks are given half credit. Overlooks do not qualify for PLDO credit (County of San Diego 1973). This project will provide 18.50 acres of parkland dedication onsite, exceeding the PLDO requirement of 18.41 acres.

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

Newland Sierra Specific Plan

Table 12
Park Summary

Parks		Gross Area	Net Area	PLDO Credit
		(Acres)	(Acres)	(Acres)
<i>Park Number</i>	<i>Town Center</i>			
P1	Oak Grove Park	1.95	0.76	public 0.76
P2	Village Green – Urban Open Space	0.86	0.72	public 0.72
P3	Joint Use Park at School Site	2.92	2.20	public-half credit 1.10
<i>Town Center Subtotals:</i>		<i>5.73</i>	<i>3.68</i>	<i>2.58</i>
<i>Park Number</i>	<i>Hillside</i>			
P4	Hillside Mini Park	0.30	0.30	public 0.30
P5	Hillside Heights Park	1.99	1.89	public 1.89
<i>Hillside Subtotals:</i>		<i>2.29</i>	<i>2.19</i>	<i>2.19</i>
<i>Park Number</i>	<i>Mesa</i>			
P6	Mesa Mini Park	0.52	0.32	public 0.32
P7	Mesa Park	3.23	2.73	private 1.37
P15 a, b, and c	Pocket Parks	0.35	0.35	public 0.35
<i>Mesa Subtotals:</i>		<i>4.10</i>	<i>3.40</i>	<i>2.04</i>
<i>Park Number</i>	<i>Summit</i>			
P8	Summit Mini Park	0.56	0.56	public 0.56
P9	Saddleback Park – Staging Area	1.42	0.27	public 0.27
<i>Summit Subtotals:</i>		<i>1.98</i>	<i>0.83</i>	<i>0.83</i>
<i>Park Number</i>	<i>Knoll</i>			
P10	Knoll Mini Park	0.37	0.27	public 0.27
P11a	Peak's Park	5.40	4.38	public 4.38
P11b	Peak's Park	1.65	1.48	private 0.74
P11c	Peak's Park – Dog Park	1.81	1.03	public 1.03
P15d and e	Pocket Parks	0.28	0.28	public 0.28
<i>Knoll Subtotals:</i>		<i>9.51</i>	<i>7.44</i>	<i>6.70</i>

Newland Sierra Specific Plan

Table 12
Park Summary

Parks		Gross Area	Net Area	PLDO Credit
		(Acres)	(Acres)	(Acres)
<i>Park Number</i>	<i>Valley</i>			
P12	Valley Green Park	2.00	1.77	private 0.89
P13a	Creekside Park	2.18	1.78	public 1.78
P13b	Creekside Park	0.69	0.49	private 0.25
P14	Sierra Farms Park	7.39	2.48	private 1.24
<i>Valley Subtotals:</i>		12.26	6.52	4.16
Totals				
Total Parks Provided		35.87	24.06	18.50
Total Private Parks				4.49
Total Public Parks				14.01
Total Parks Required for 2,135 Units				18.41

3.7.9 Park Types by Neighborhood

Plans for parks represent potential park layouts and amenities, are currently conceptual, and are for illustrative purposes only. Final design and amenities are subject to review and approval of the Director of the Department of Parks and Recreation and pursuant to the procedures set forth in this document. Final park PLDO acreages will be in substantial conformance to the approved Specific Plan. Conceptual plans are described below.

1. Town Center

a. Oak Grove Park (1.95 acres) P1:

Oak Grove Park will incorporate the existing oak and boulder landscape found along Deer Springs Road. Suggested programming includes picnic areas, trails, and fitness nodes, and preservation of large oak trees. See Figure 67, P1 – Oak Grove Park.

b. Village Green (0.86 acre) P2:

Village Green will be located in the heart of the Town Center commercial area. The park will 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 68, P2 – Village Green.

c. Joint Use Park (2.92 acres) P3:

The Joint Use Park will be located adjacent to the school site to allow for joint-use access. Amenities will include turf for active and passive play, 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 will be given for PLDO acreage. See Figure 69, P3 – Joint Use Park.

2. Hillside Neighborhood

a. Hillside Mini Park (0.30 acres) P4:

Hillside Mini Park will include amenities such as a community garden, picnic area, and connections to the pathway and trail network. See Figure 70, P4 – Hillside Mini Park.

b. Hillside Heights (1.99 acres) P5:

Hillside Heights will be perched on the edge of the open space preserve and be easily accessible from all areas of the Hillside neighborhood. Potential amenities include shaded picnic areas, children's play area, fitness stations, an electric bike station, and open turf areas. A strategically located picnic area at the park's high point will provide panoramic views to the east and southeast. See Figure 71, P5 – Hillside Heights.

3. Mesa Neighborhood

a. Mesa Mini Park (0.52 acre) P6:

Mesa Mini Park will include amenities such as a community garden, picnic area, and connection to the pathway and natural trail network. See Figure 72, P6 – Mesa Mini Park.

b. Mesa Park (3.23 acres) P7:

Mesa Park will include amenities responding to the needs of the adults living in the Mesa neighborhood, such as a clubhouse, pool, electric bike station, open turf area, and landscape amenities. See Figure 73, P7 – Mesa Park.

4. Summit Neighborhood

a. Summit Mini Park (0.56 acres) P8:

Summit Mini Park will be a mini park situated to take advantage of nearby views and to provide access to the adjacent trail network. Amenities will include a picnic area and connections to the pathway and trail network. See Figure 74, P8 – Summit Mini Park.

5. Camino Mayor

a. Saddleback Park (1.42 acres) P9:

Saddleback Park will be located off Camino Mayor Road on the northern portion of the Site with access to open space trails. Amenities will 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 75, P9 – Saddleback Park.

6. Knoll Neighborhood

a. Knoll Mini Park (0.37 acre) P10:

Knoll Mini Park will include amenities such as a children's play area, an electric bike station, and a picnic area. This park will provide access to the adjacent trail network. See Figure 76, P10 – Knoll Mini Park.

b. Peak's Park (8.86 acres) P11a, 11b, and P11c:

Peak's Park will include a park and a recreation area. Prominent rock outcroppings and boulders should be used as primary design elements, using landforms, overlooks, and large boulders where possible. Amenities will 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 recreational lawn area. Potential amenities include a community building, pool, and outdoor gathering spaces/fire pits. See Figure 77, P11 – Peak's Park.

7. Valley Neighborhood

a. Valley Green (2 acres) P12:

Valley Green will include amenities designed to provide a gathering space large enough for group picnics, neighborhood movies, and informal play. Potential amenities will include a community building, children's play area, an electric bike station, and a pool. See Figure 78, P12 – Valley Green.

b. Creekside Park (2.87 acres) P13a and P13b:

Creekside Park will connect pedestrians from Sarver Lane to the open space surrounding the eastern edge of the Valley neighborhood. This park will use the hydrologic functions of the Valley by incorporating decorative stormwater features and connecting Site hydrology to open space. The park will be anchored by a stormwater basin and framed by amenities that may include picnic areas, open lawn, an electric bike station, and a children's play area. See Figure 79, P13 – Creekside Park.

8. Sarver Lane

a. Sierra Farms (7.39 acres) P14:

Located at the west entry off Sarver Lane, this park will create a gateway to the Community. Amenities will include an open lawn, bike racks, vineyards, a community garden, and a multi-purpose building that will be used for Community and private events. An HOA-maintained greenwaste collection area within the HOA maintenance yard will be used for landscape trimmings from common area landscapes. See Figure 80, P14 – Sierra Farms.

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

a. Pocket Parks (0.63 acre) P15:

Park P15 will be five pocket parks that vary in size and placement throughout the Site. Each pocket park will offer users a rest point; will capture unique views and vistas; and/or will provide space for picnic tables, walking paths, interpretive education, or other passive uses. Each park will be connected to the Community-wide trail network. See Figure 81, Typical Pocket Parks and Typical Overlooks.

b. Overlooks:

Overlooks will be located to offer users a rest point and to capture unique views and vistas. Each overlook will be connected to the Community-wide trail network. Overlooks do not contribute to PLDO credit. See Figure 81.

c. Maintenance Access Easements

Maintenance easements will be located throughout the neighborhoods, as shown in the Tentative Map. The primary function of these access easements will be to provide access for brush management and storm drainage, but many areas will also offer an opportunity for pedestrian access to open space, trails, and views. A 10-foot-wide drivable pathway will be included at each access easement. In wider easements, amenities such as a meandering trail, benches, tables, and/or interpretive education may be included. Planting in these easements will be per the enhanced landscape plant palette (see Figure 62).

3.7.10 Pathway and Trail Standards and Design Guidelines

A Community-wide pathway and trail network will link each park and overlook to the project's neighborhoods. Pathways will be located along the primary access roads (Mesa Rock Road and Sarver Lane) and will be looped through neighborhoods to promote walkability. Figure 66, Park and Trail Plan, shows the project's pathway and trail network.

Newland Sierra Specific Plan

The following design guidelines are provided for pathway and trails:

1. **Connectivity:** Connections shall be established from pathways and trails to each of the parks.
2. **Trail Alignment:** Trails should incorporate key landforms and boulders for trail rest points and views (i.e., 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's Community Trails Master Plan (County of San Diego 2005).
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

Multi-use pathways will connect each neighborhood to create a Community-wide network. These pathways should be based on the Type D, Pathway (special), from the County's Community Trails Master Plan (County of San Diego 2005), and be located within the right-of way. The typical pathway width shall be 10 feet, with some areas reduced to 8 feet wide, as shown in Figure 82, Community Pathways and Trails.

b. Internal Pathways within Neighborhoods

These pathways will provide interior loops within the neighborhoods and be within the right-of-way of residential roads. Internal pathways should be modified from the Type B, Rural Trails from the County's Community Trails Master Plan (County of San Diego 2005), and have a width of 6 feet. See Figure 82.

c. Secondary Trails within Neighborhoods

Secondary trails within neighborhoods will be located within easements and will connect residents to overlooks throughout the Community. They should be modified from the Type C, Primitive Trail from the County's Community Trails Master Plan (County of San Diego 2005), with a minimum trail width of 3 feet and a maximum slope of 30 percent. See Figure 82.

2. Open Space Trails

a. Multi-Use Trails Through Open Space

These trails will be 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's Community Trails Master Plan (County of San Diego 2005), with a trail width of 8 feet and maximum slope of 15 percent. See Figure 83, Open Space Trails.

b. Secondary Trails Through Open Space

Secondary trails will complete the trail system in the northern portion of the Site within public access easements. Most secondary trails will create links from a multi-use trail to overlooks. They should be modified from the Type C, Primitive Trail, from the County's Community Trails Master Plan (County of San Diego 2005), with a minimum width of 3 feet and a maximum slope of 30 percent. See Figure 83.



this graphic for illustrative purposes only

FIGURE 37
Commercial Building Setbacks

Newland Sierra Specific Plan

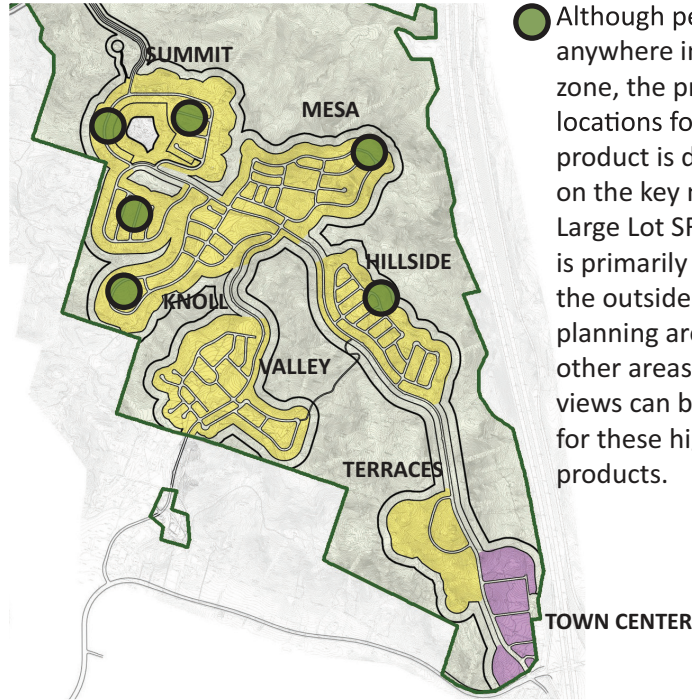
Newland Sierra Specific Plan

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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.

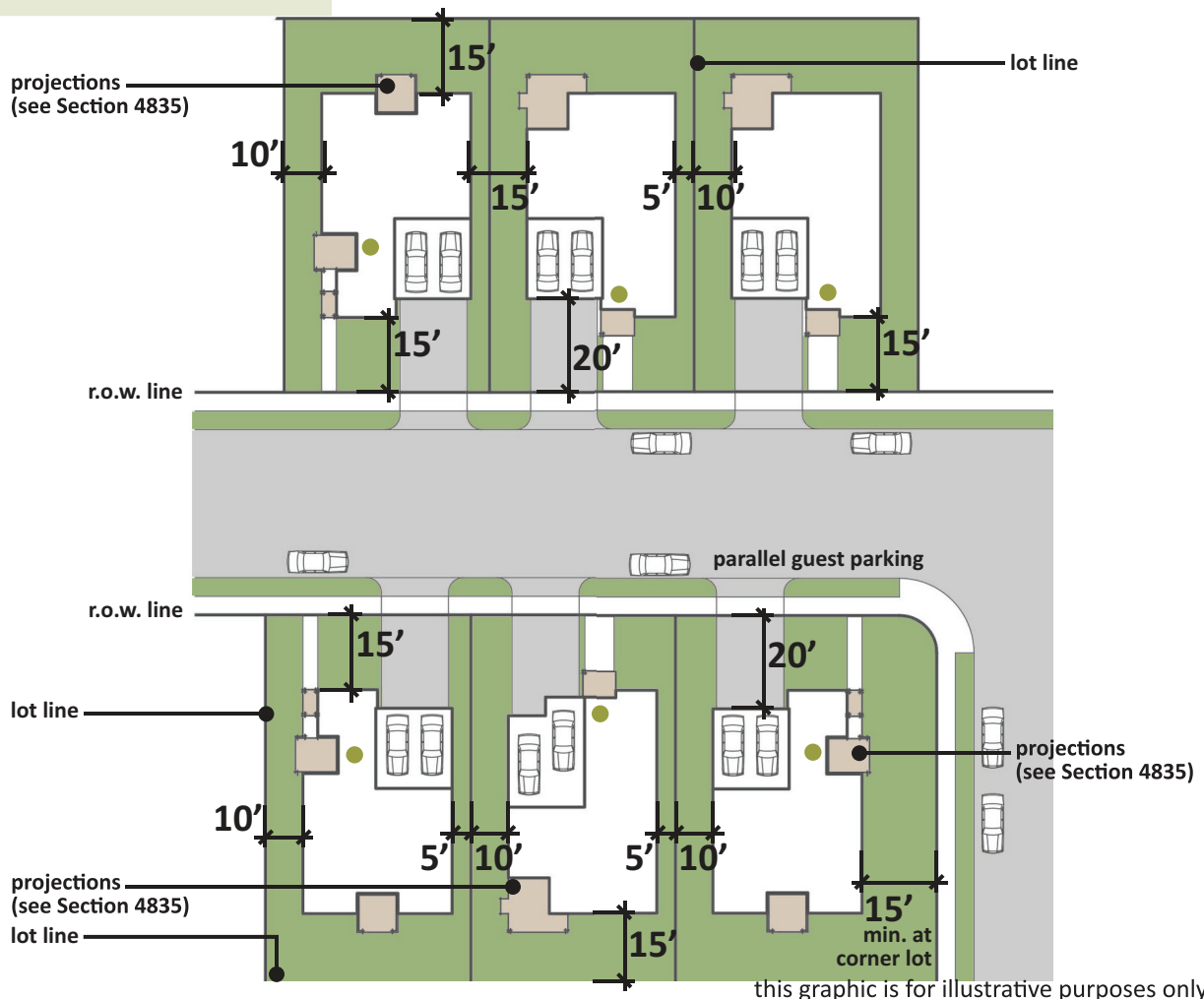


FIGURE 38
Large Lot SFD Standards

Newland Sierra Specific Plan

Newland Sierra Specific Plan

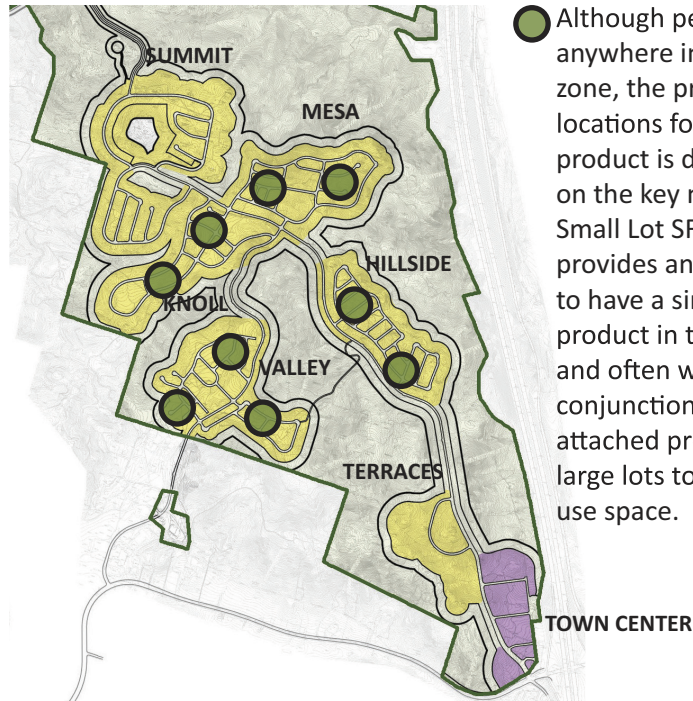
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Small Lot SFD Standards

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.

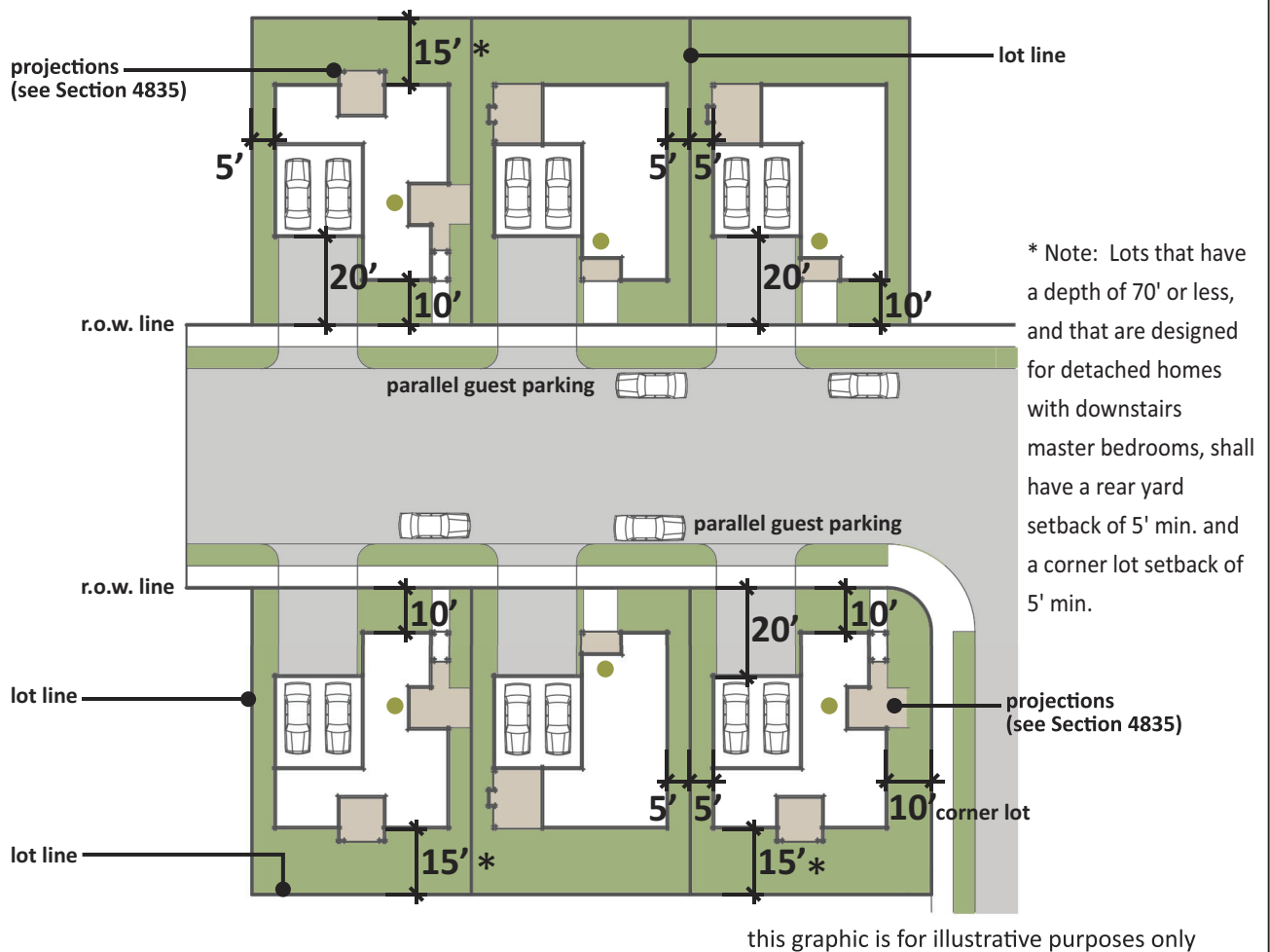


FIGURE 39
Small Lot SFD Standards

Newland Sierra Specific Plan

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.

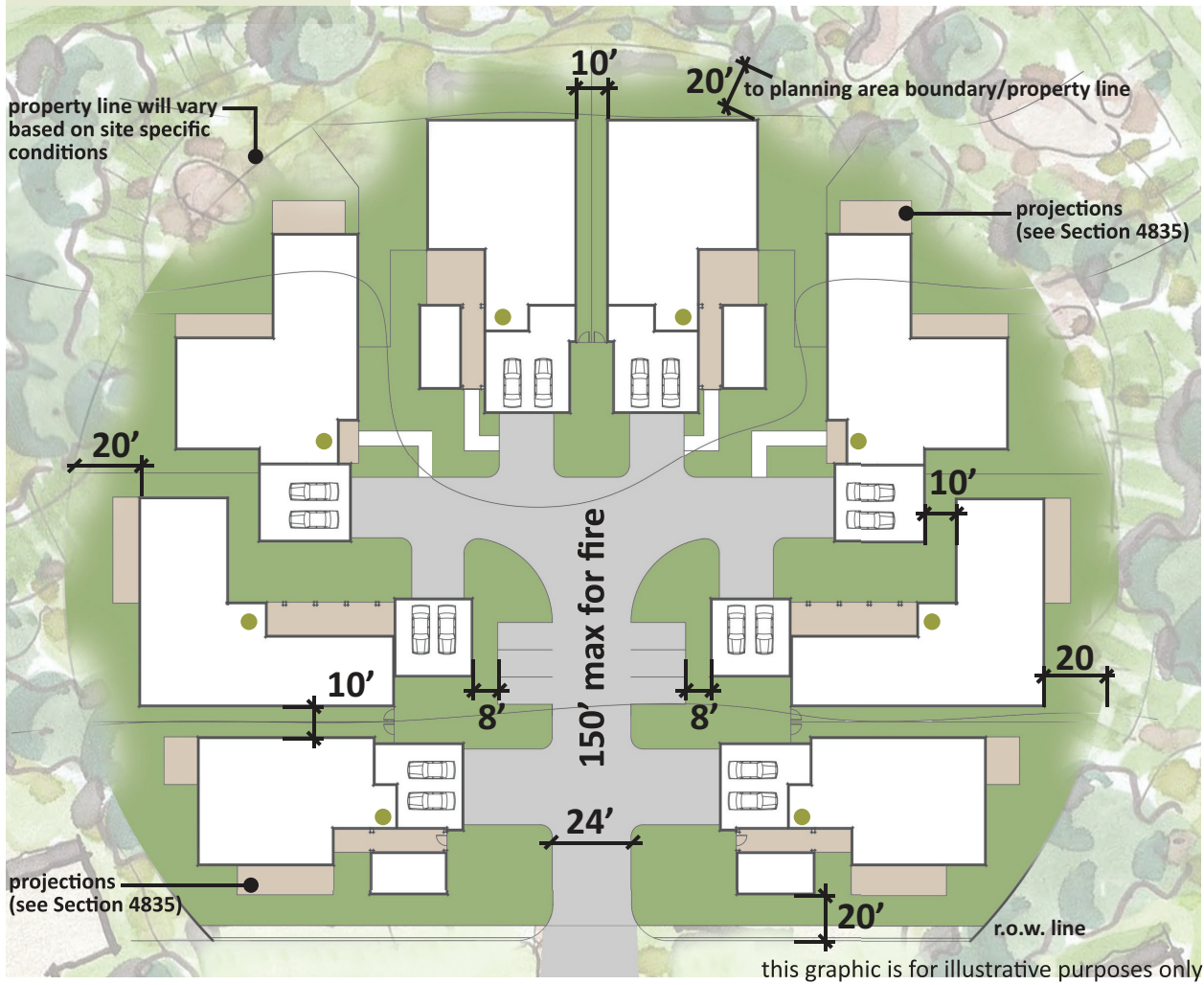
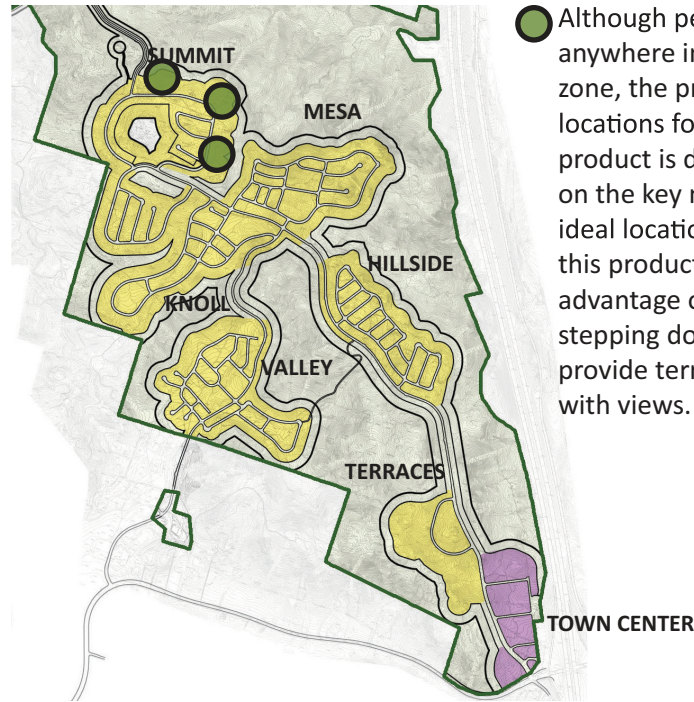


FIGURE 40
Grade Adaptive SFD Clusters

Newland Sierra Specific Plan

Newland Sierra Specific Plan

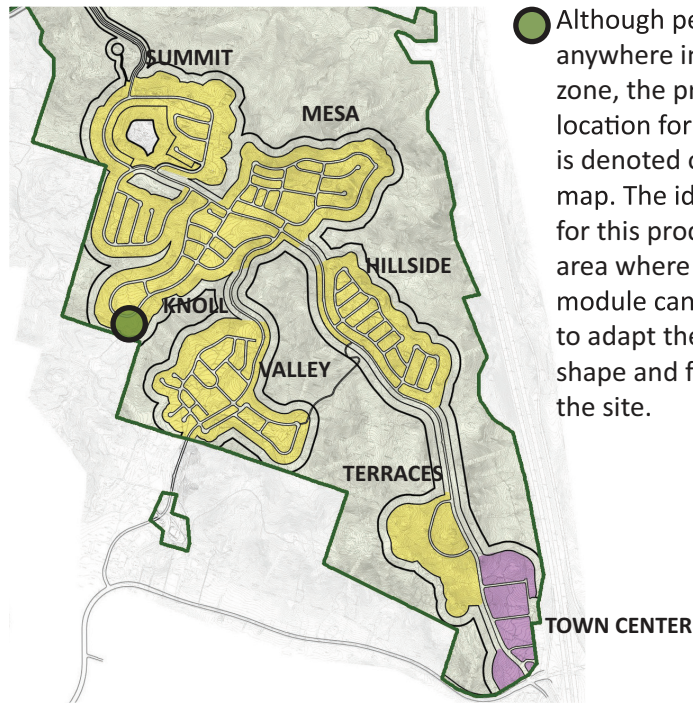
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Family Cluster Standards

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.

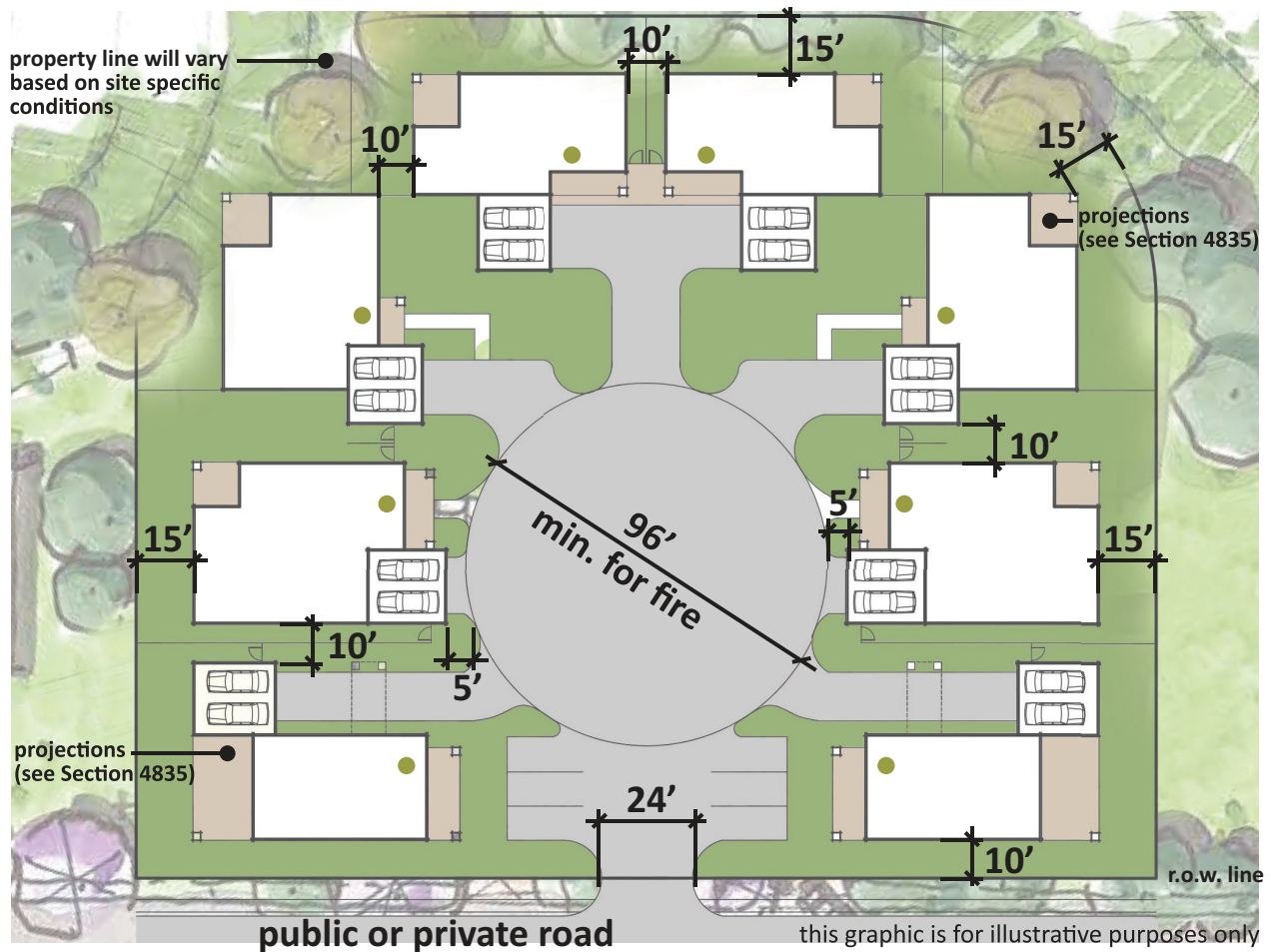


FIGURE 41
Family Cluster Standards

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.

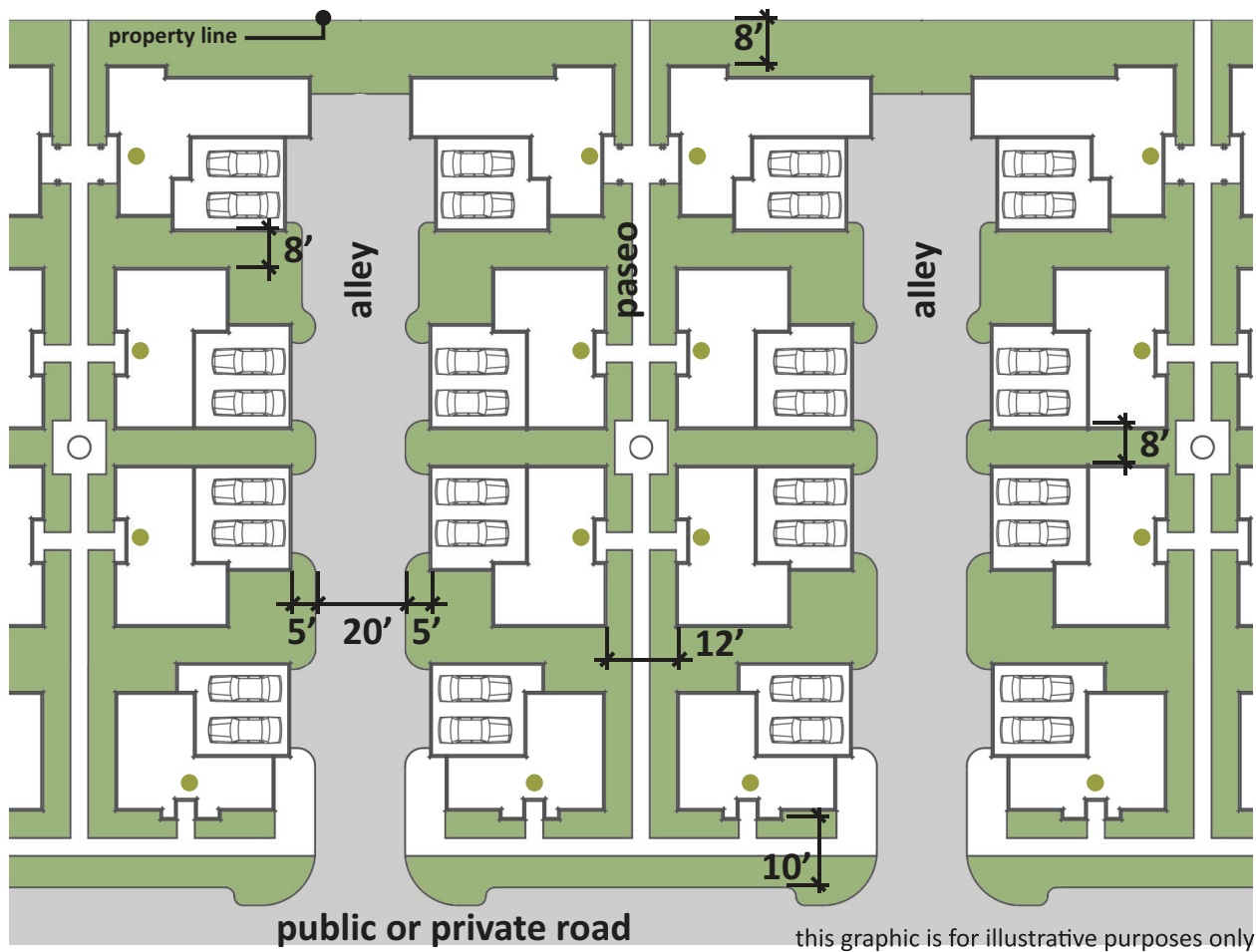
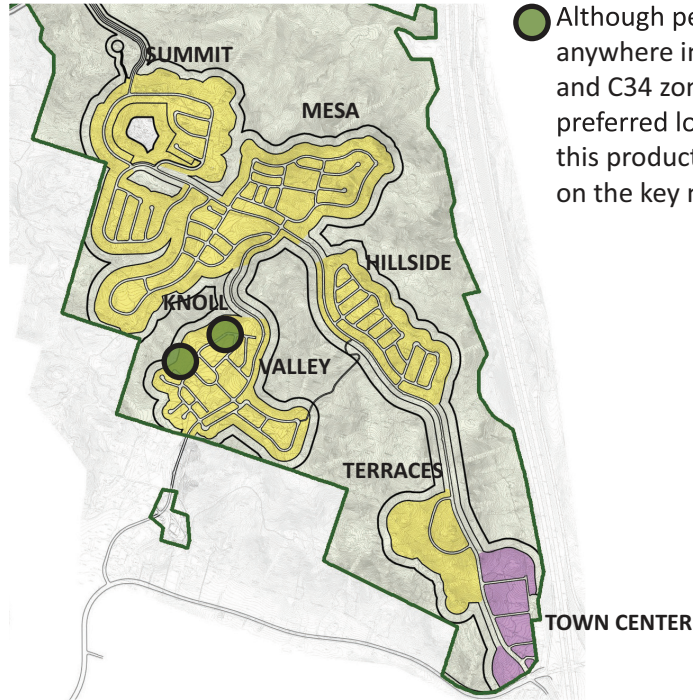


FIGURE 42
Paseo Clusters

Newland Sierra Specific Plan

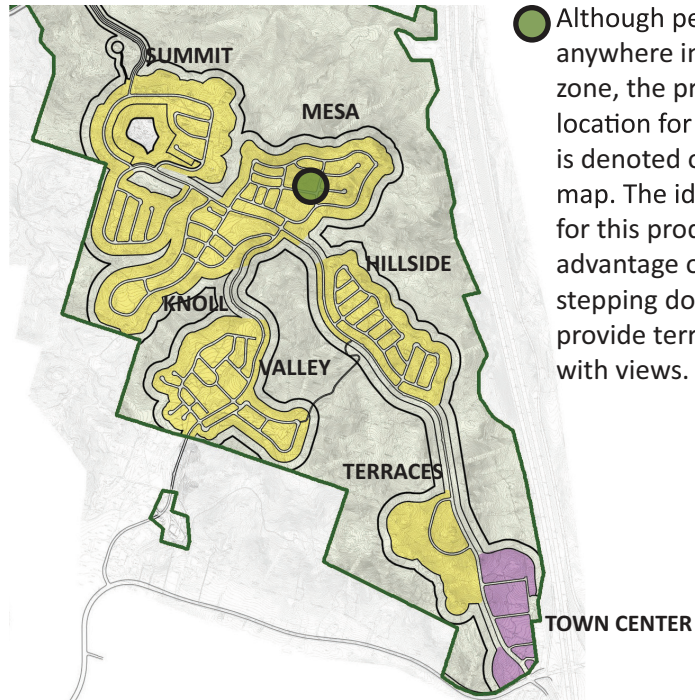
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Active Adult Cluster Standards (alley load)

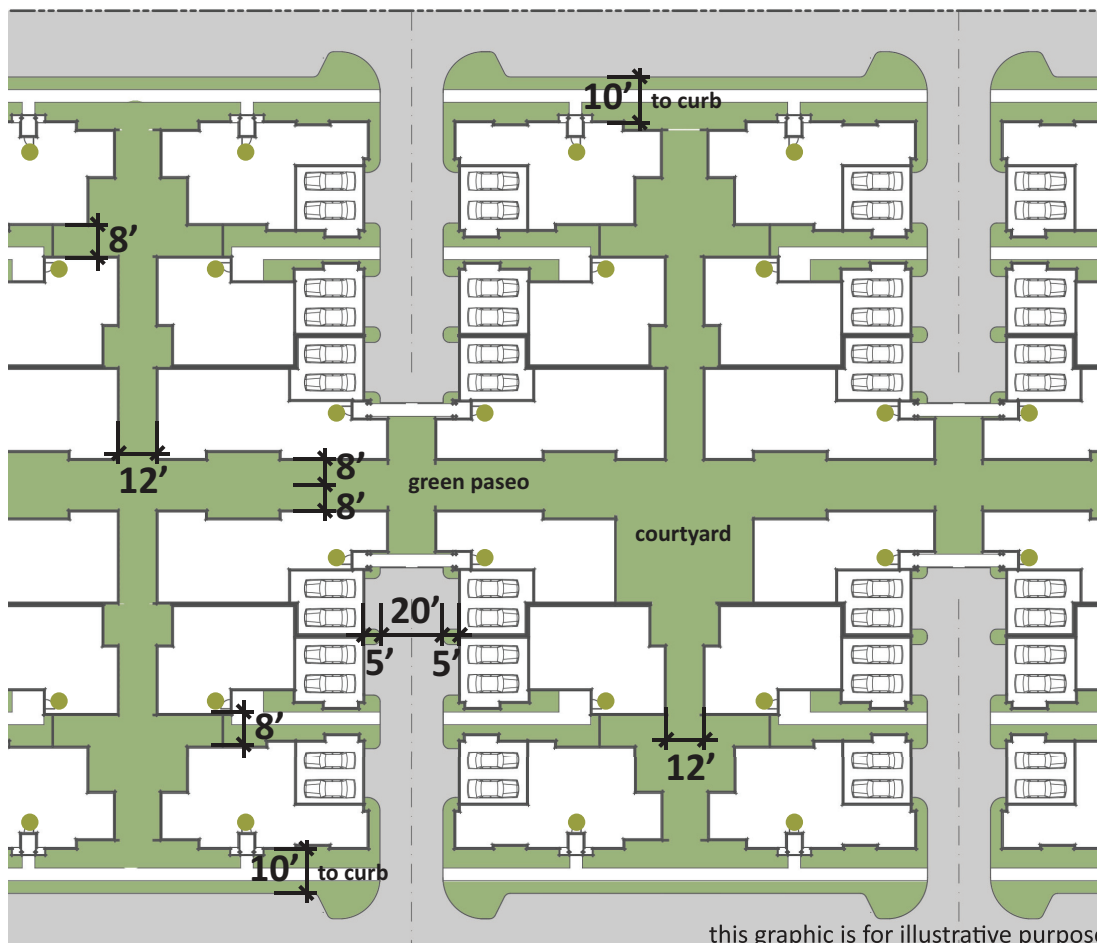
Active Adult Clusters are permitted in RS zone areas as shown in yellow on the map at right.

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

FIGURE 43
Active Adult Clusters

Newland Sierra Specific Plan

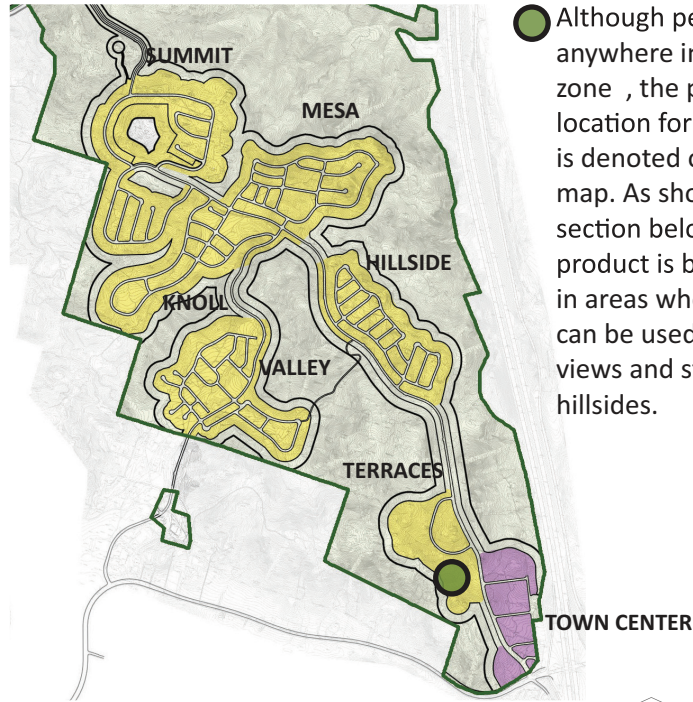
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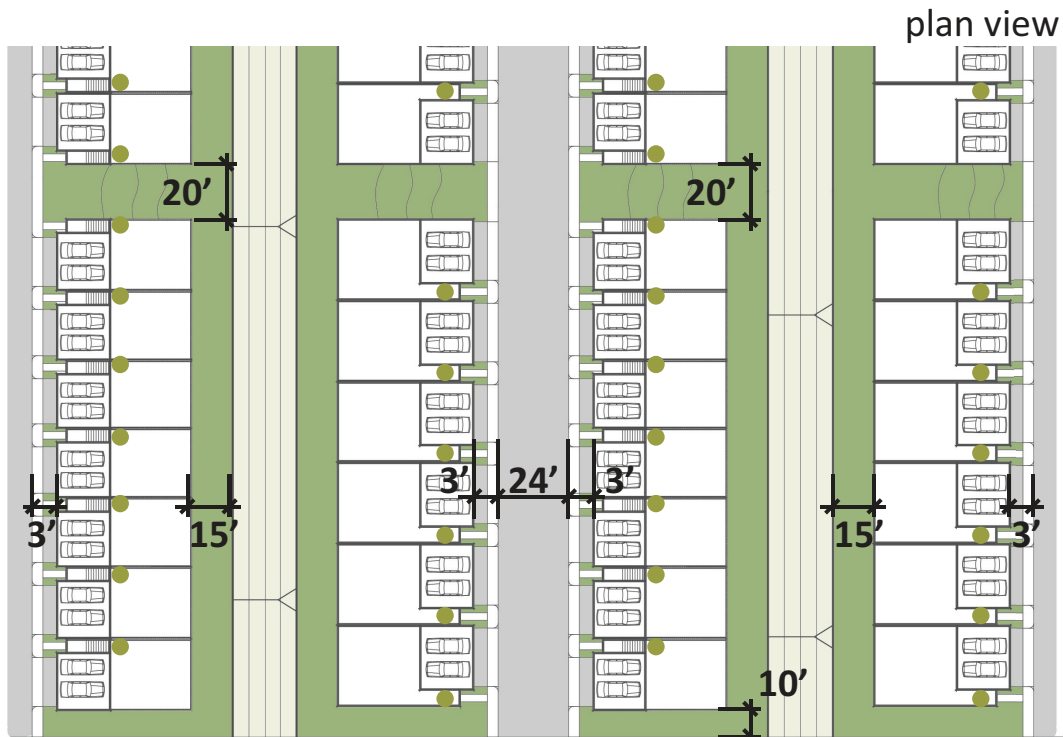
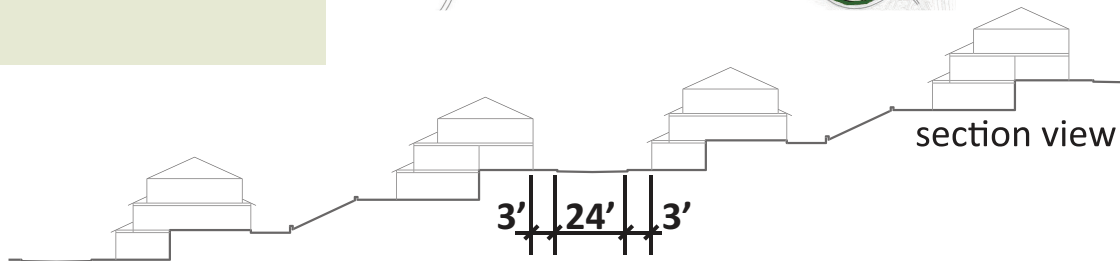
Grade-Adaptive Townhome Standards

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.



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FIGURE 44
Grade-Adaptive Townhomes

Newland Sierra Specific Plan

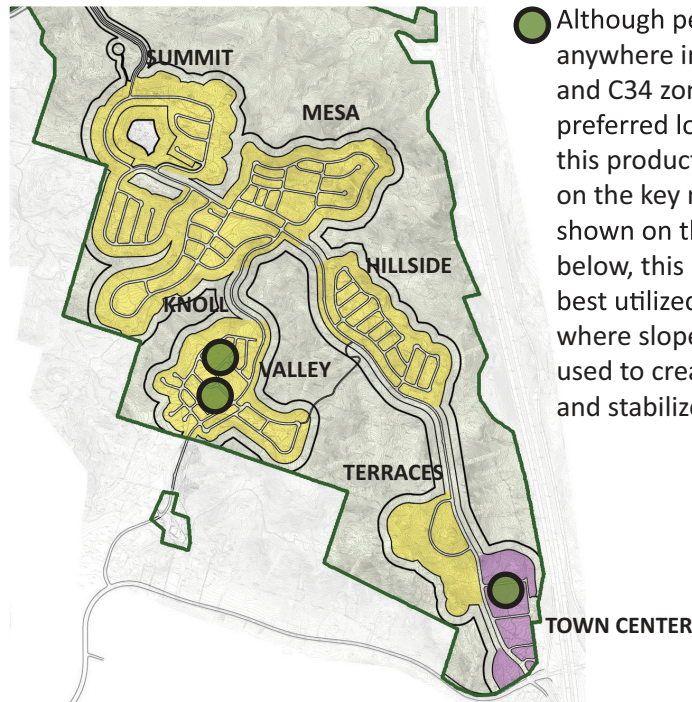
Newland Sierra Specific Plan

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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.

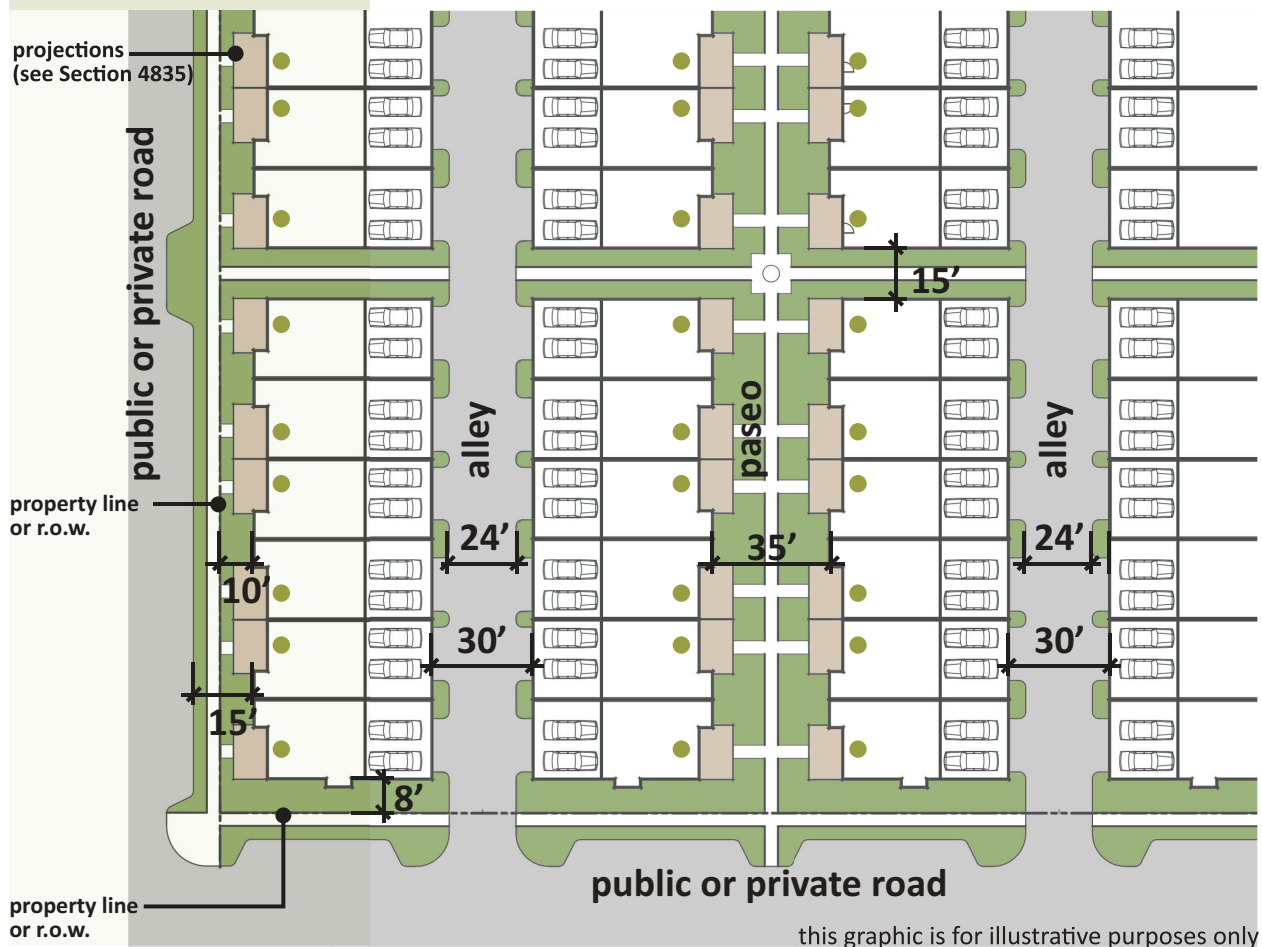


FIGURE 45
Row Townhomes

Newland Sierra Specific Plan

Newland Sierra Specific Plan

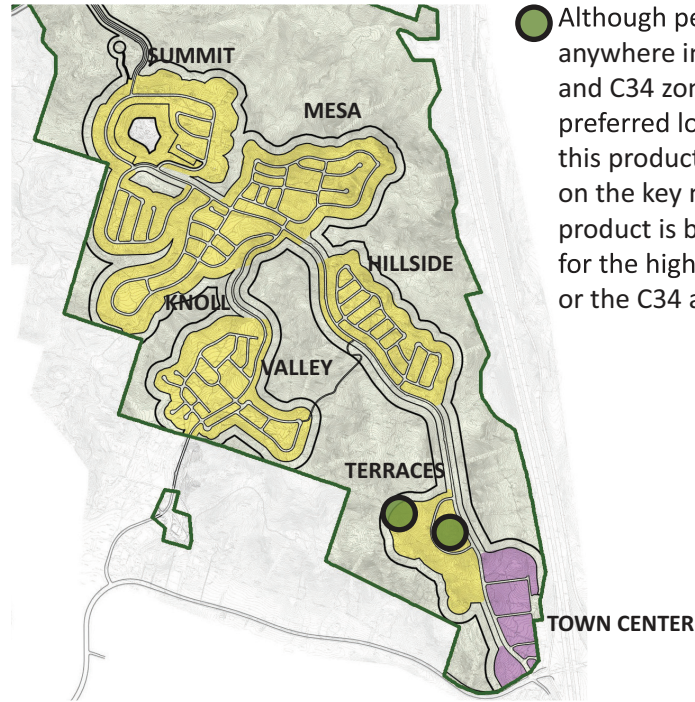
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Townhome Cluster Standards

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.

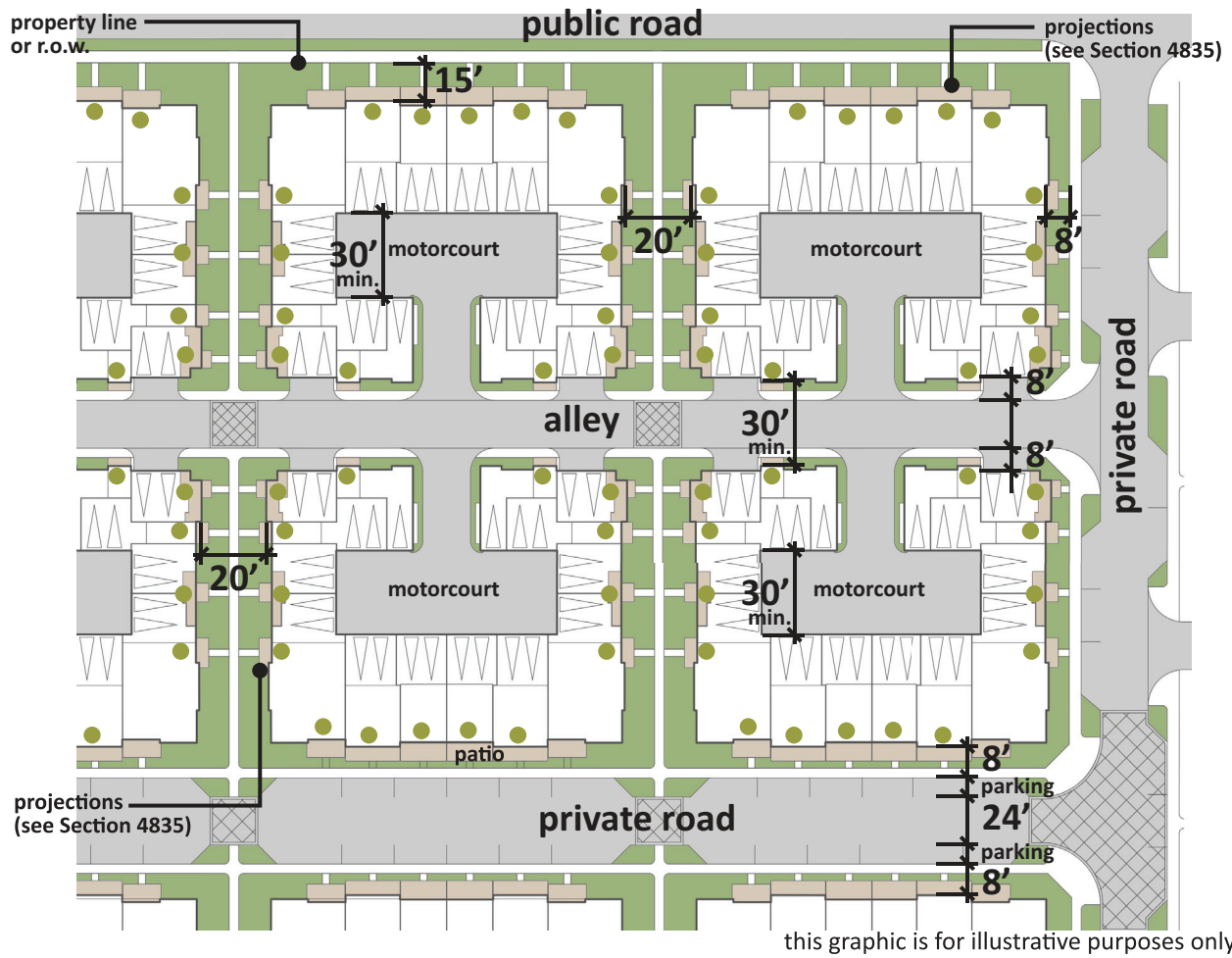


FIGURE 46
Townhome Clusters

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

FIGURE 47
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
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

FIGURE 48
Architectural Character

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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



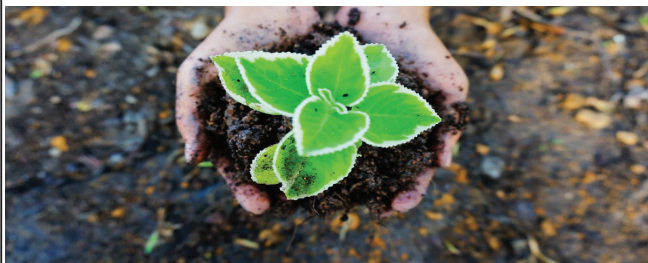
Passive Cooling - Deciduous trees shall be planted to provide shading and greater carbon sequestration.



Solar Panels and EV Charging - All residential homes shall include solar panels as a renewable energy source and the garages of all detached homes shall be plumbed for EV charging.



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



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



Storm Water Management and Low Water Use Landscapes - Run-off shall be managed through state-of-the-art infiltration design techniques and native and Mediterranean planting shall be used in common areas to reduce irrigation needs.



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



Capture Grey Water and Reduce Turf - To reduce irrigation and conserve water, detached homes shall be plumbed for grey water re-use in residential yards and the community shall prohibit turf in front yards, and within community street right-of-ways.



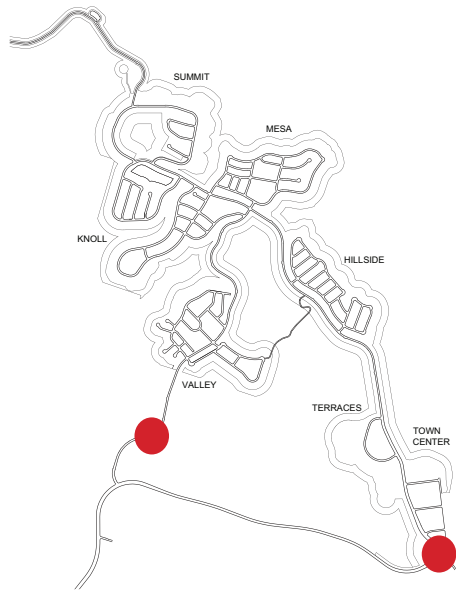
Electric Bike Stations - Electric bike sharing opportunities shall be incorporated in the community to promote connectivity.

FIGURE 49
Sustainable Design

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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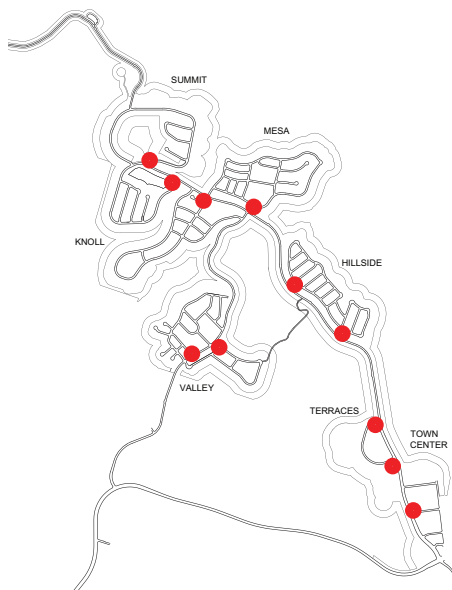
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FIGURE 50
Typical Community Entry Sign

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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FIGURE 51
Typical Neighborhood Entry Monument

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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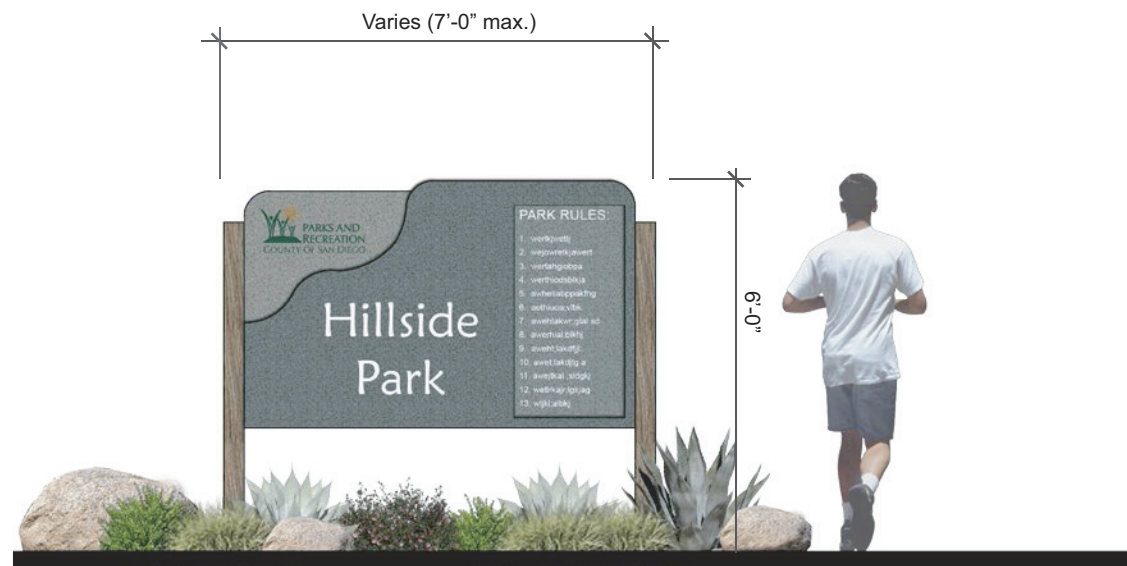
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FIGURE 52
Typical Park Entry Monument and Trail Marker

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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FIGURE 53
Public Park Monument Sign

Newland Sierra Specific Plan