

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

FIGURE 54
Conceptual Commercial Site Plan

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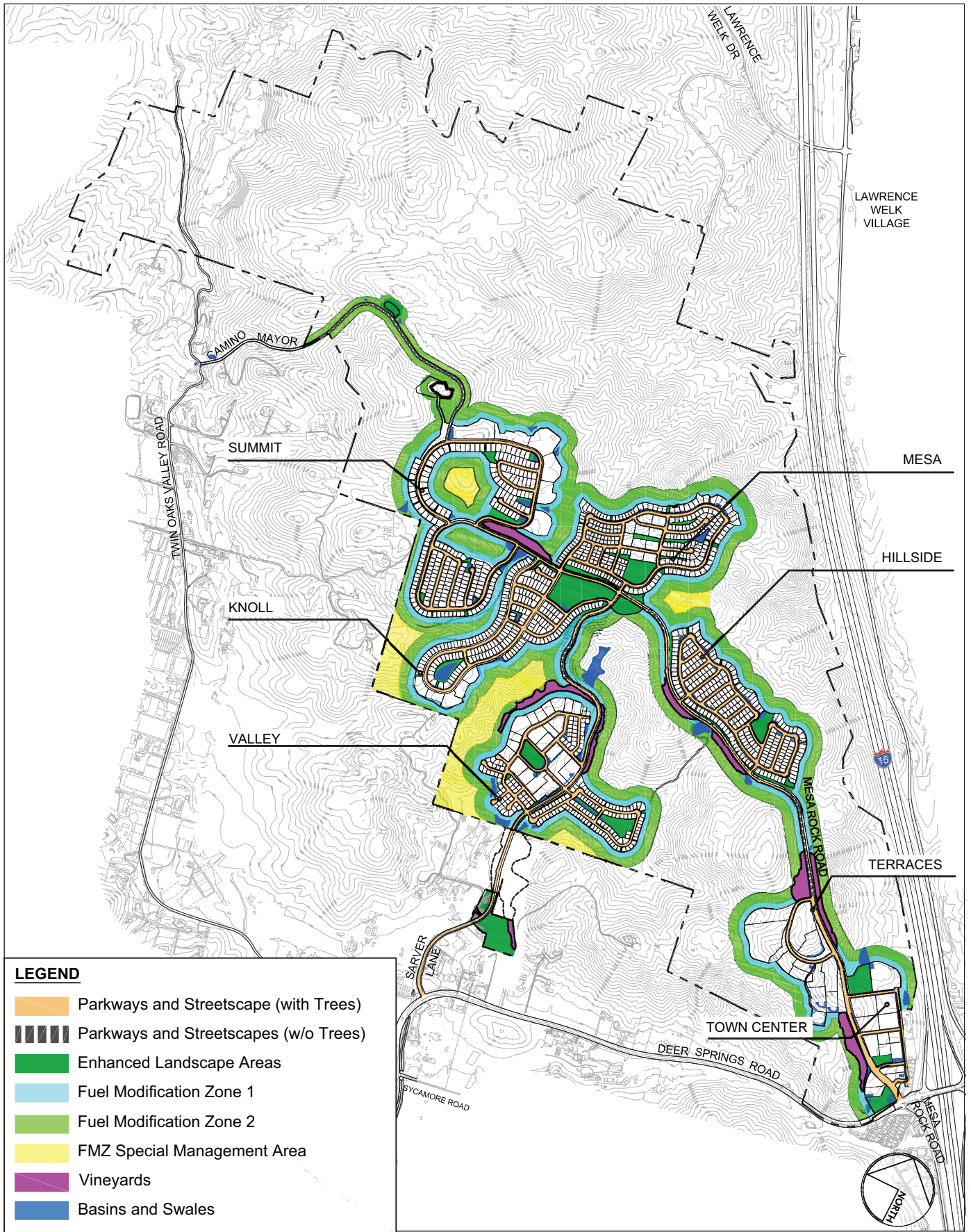


FIGURE 55
Landscape Concept Plan

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 californicum</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</i> spp.	Agave Species
<i>Abutilon palmeri</i>	Indian Mallow
<i>Arctostaphylos</i> spp.	Manzanita
<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush
<i>Ceanothus</i> g. var.	Carmel Creeper California Lilac
<i>Horizontalis</i> 'Yankee Point'	Lilac
<i>Cistus x purpureus</i>	Orchid Rockrose
<i>Dasyliion</i> spp.	Desert Spoon
<i>Dudleya</i> spp.	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</i> spp.	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</i> spp.	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</i> spp.	Verbena
<i>Yucca</i> spp.	Yucca

FIGURE 56

Plant Palette - Parkways and Streetscapes

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Quercus agrifolia

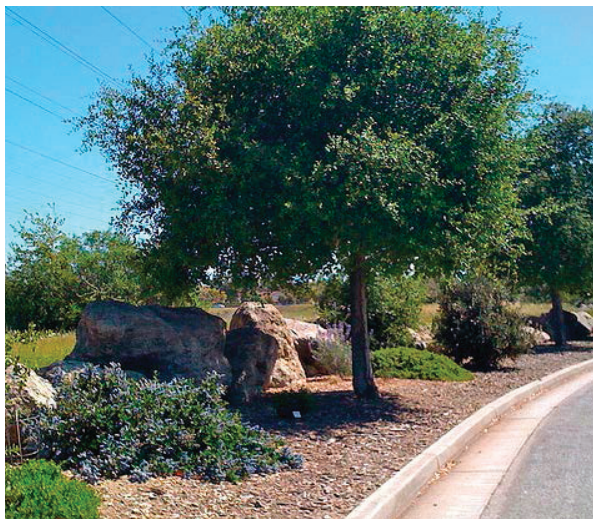


Quercus englemannii



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Streetscape without trees



Streetscape with low water use planting



Streetscape with low water use planting

NOTE: IMAGES SHOWN
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PLANT LIST FOR ALL PLANTS
ALLOWED IN THIS ZONE.

FIGURE 57 Plant Character Images - Parkways and Streetscapes

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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 58
Plant Palette - Basins and Swales

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Chilopsis linearis



Alnus rhombifolia



Muhlenbergia rigens



Cercis occidentalis



Planted basin with boulders



Planted bioswale with boulders



Salix gooddingii



Juncus patens

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

FIGURE 59 Plant Character Images - Basins and Swales

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VINEYARDS

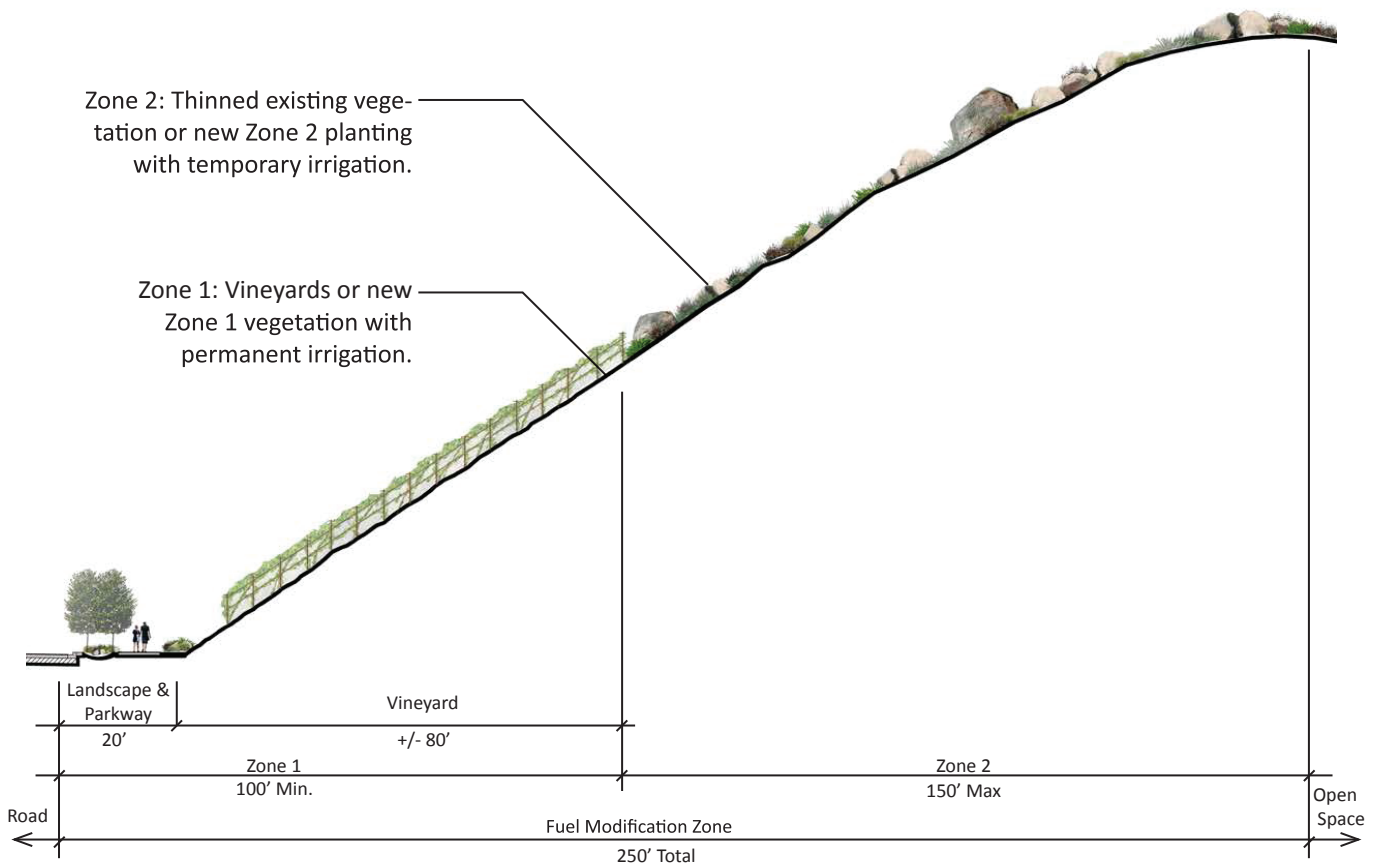
Note: Grape varieties should be selected in response to soil conditions, sun exposure, and other microclimatic conditions, as well as the anticipated demand/popularity for use in local wine production. Vineyard planting is acceptable within fuel modification zones 1 and 2.

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 60
Plant Palette - Vineyards

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Hillside vineyards running perpendicular to slope



Non-combustible vine supports

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

FIGURE 61 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 62
Plant Palette–Enhanced Landscape Areas

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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
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PLANT LIST FOR ALL PLANTS
ALLOWED IN THIS ZONE.

FIGURE 63 Plant Character Images - Enhanced Landscape Areas

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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. FMZ Special Management Zone to be consistent with Zone 2.

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

Grasses (hydroseed or plugs)

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

FIGURE 64
Plant Palette - Fuel Modification

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Zone 1 - Fire resistant plantings along trail



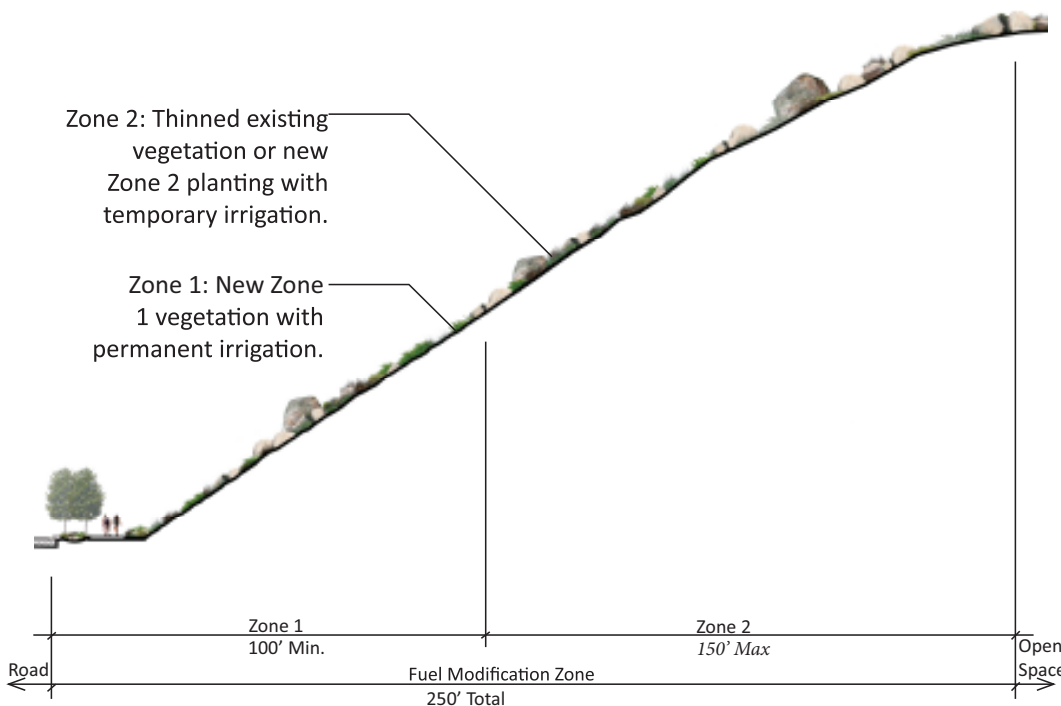
Zone 2 - Fire resistant plantings along trail



Zone 1 - Fire resistant plantings



Zone 2 - Low growing plantings

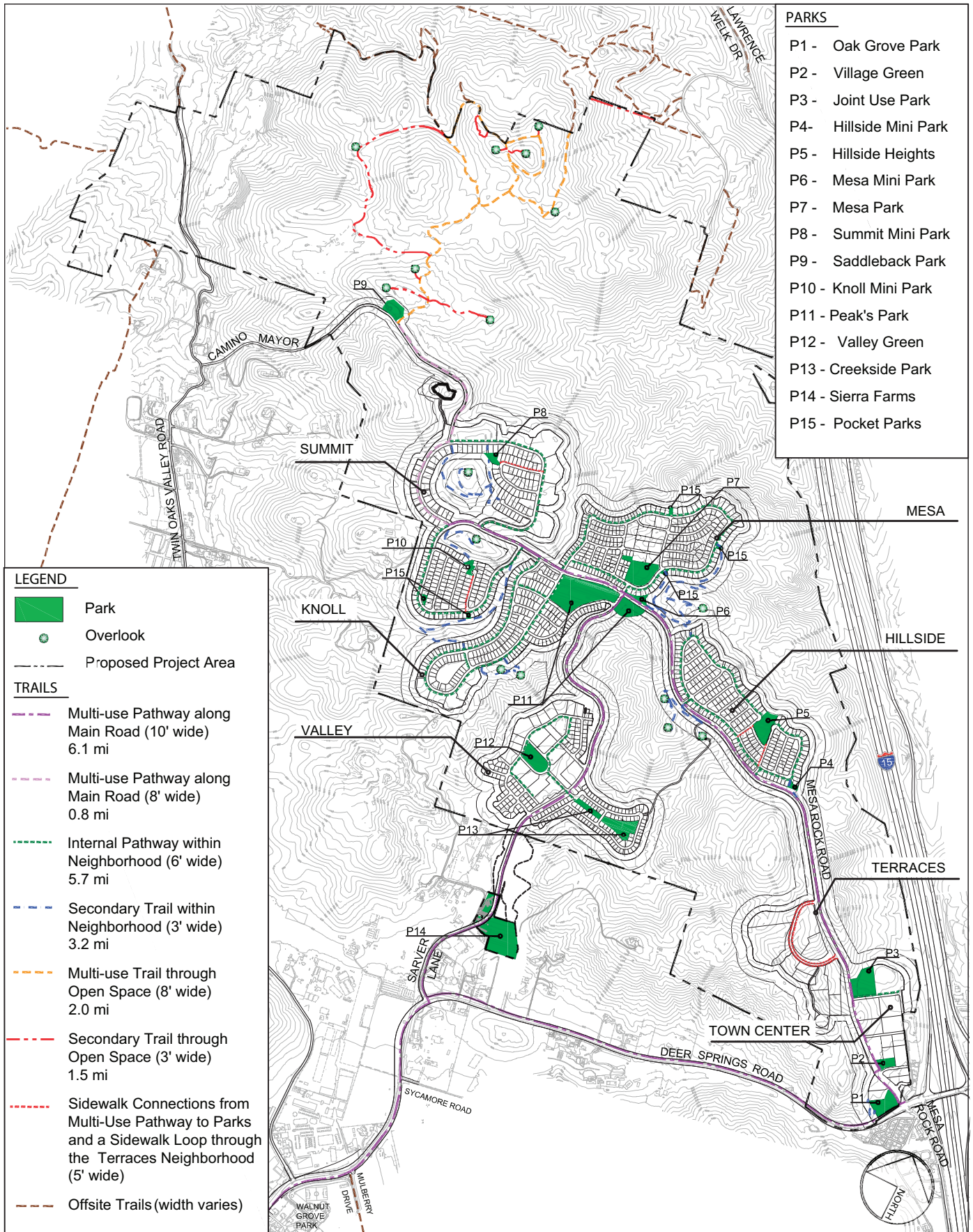


NOTE: IMAGES SHOWN HERE DEPICT LANDSCAPE CHARACTER ONLY. SEE FULL PLANT LIST FOR ALL PLANTS ALLOWED IN THIS ZONE.

FIGURE 65
Plant Character Images - Fuel Modification

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Note: Only key sidewalk connections are illustrated.
See Road Sections for all sidewalk locations.

FIGURE 66
Park and Trail Plan

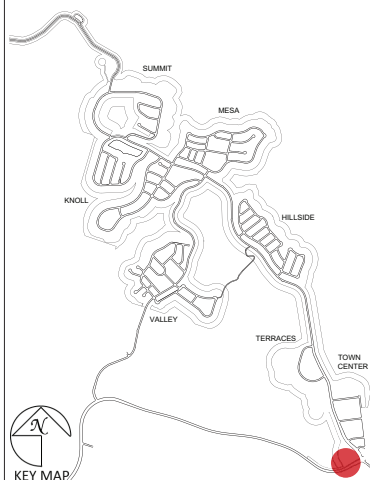
Newland Sierra Specific Plan

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Legend

- | | |
|--|-------------------------------------|
| 1 5' Wide Decomposed Granite Trail | 9 Basin (typ) |
| 2 Group Fitness Node | 10 Native Ground Covers (typ) |
| 3 Existing Oaks to Remain (typ) | 11 Cluster of Boulders (typ) |
| 4 Community Monument Sign | 12 ADA Accessible Ramp |
| 5 Overlook Terrace with Picnic Tables | 13 Natural Low Stone Wall (typ) |
| 6 10' Wide Decomposed Granite Pathway | 14 3' Wide Decomposed Granite Trail |
| 7 Post and Rail Fence | 15 12' Wide Access Road |
| 8 Picnic Node with Seating and Trash Receptacles (typ) | 16 Retaining Wall |



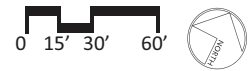
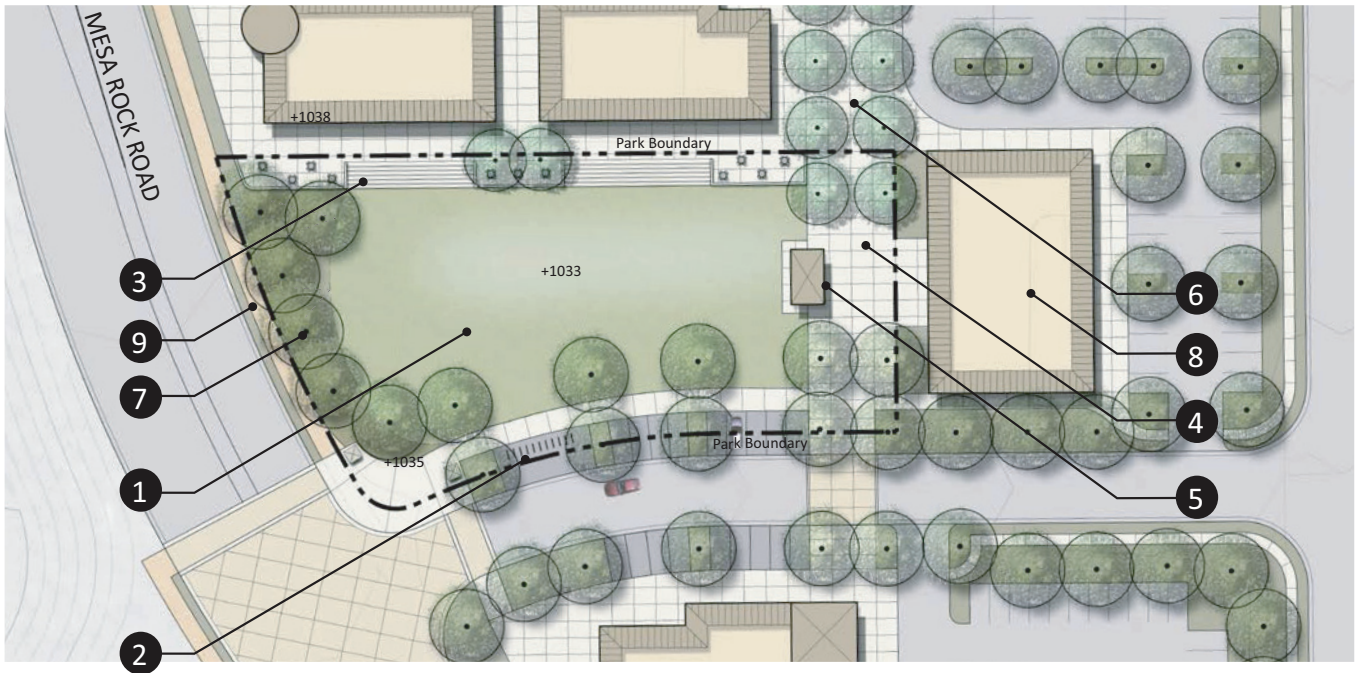
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FIGURE 67
P1 - Oak Grove Park

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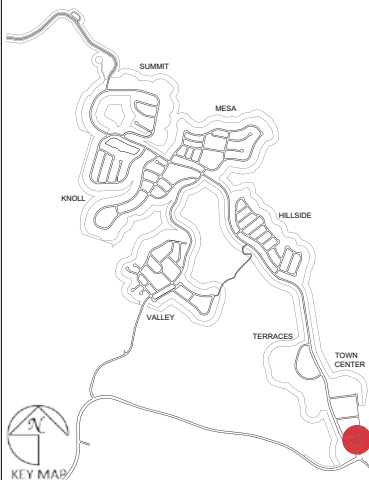
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Legend

- 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)
- 9 10' Wide Decomposed Granite Pathway



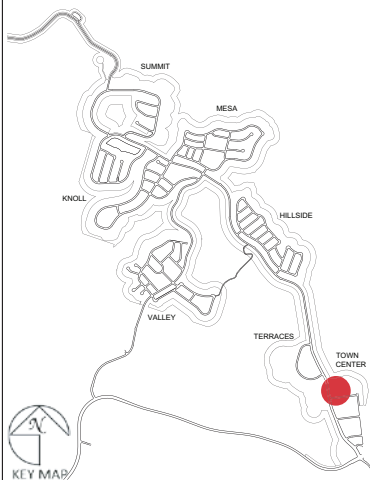
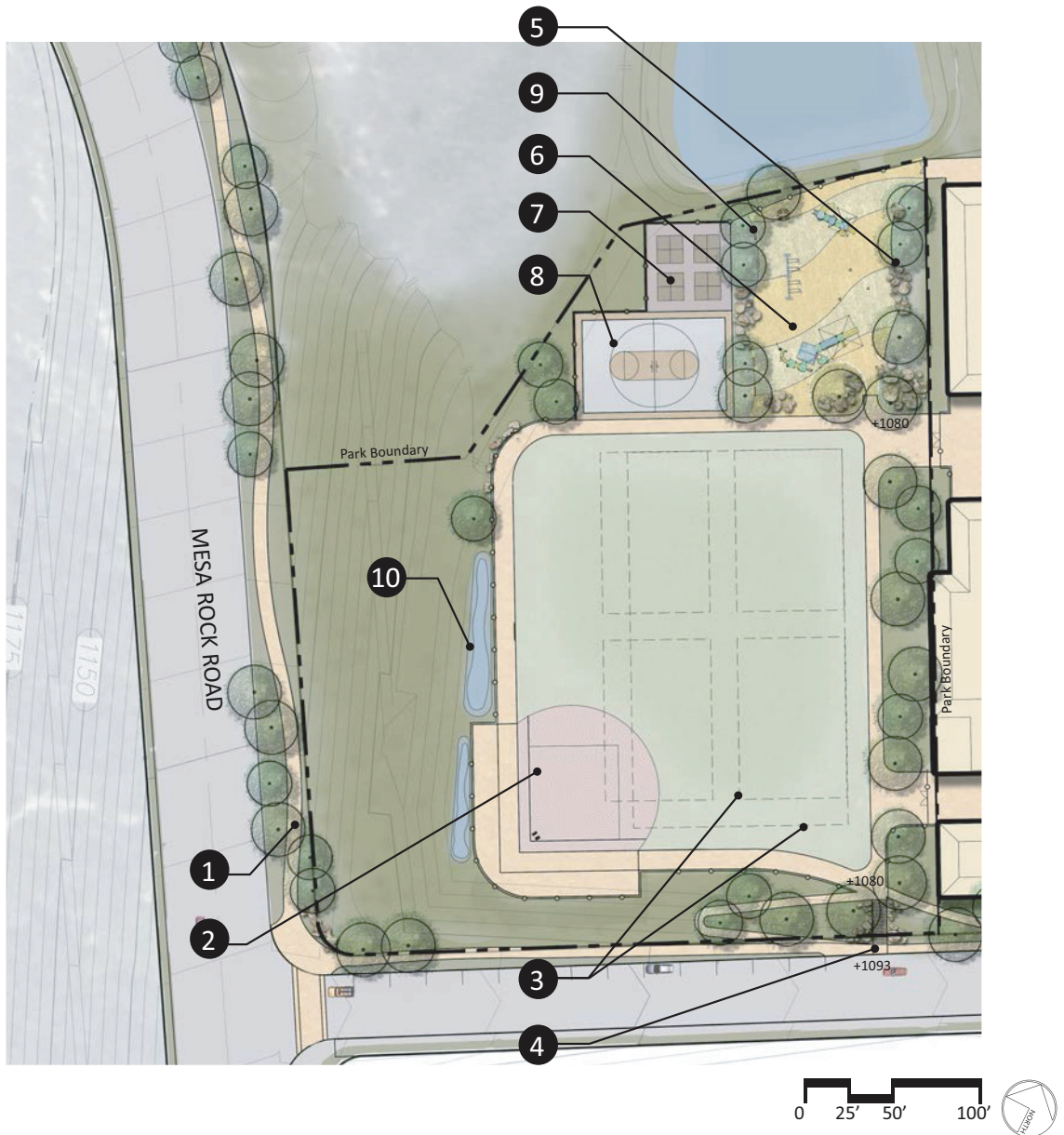
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FIGURE 68
P2 - Village Green

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Legend

- | | |
|---|--|
| ① 10' 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) |

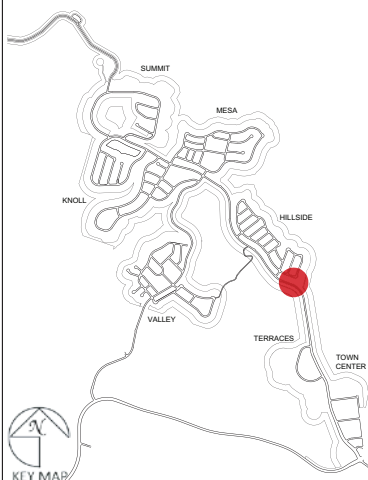
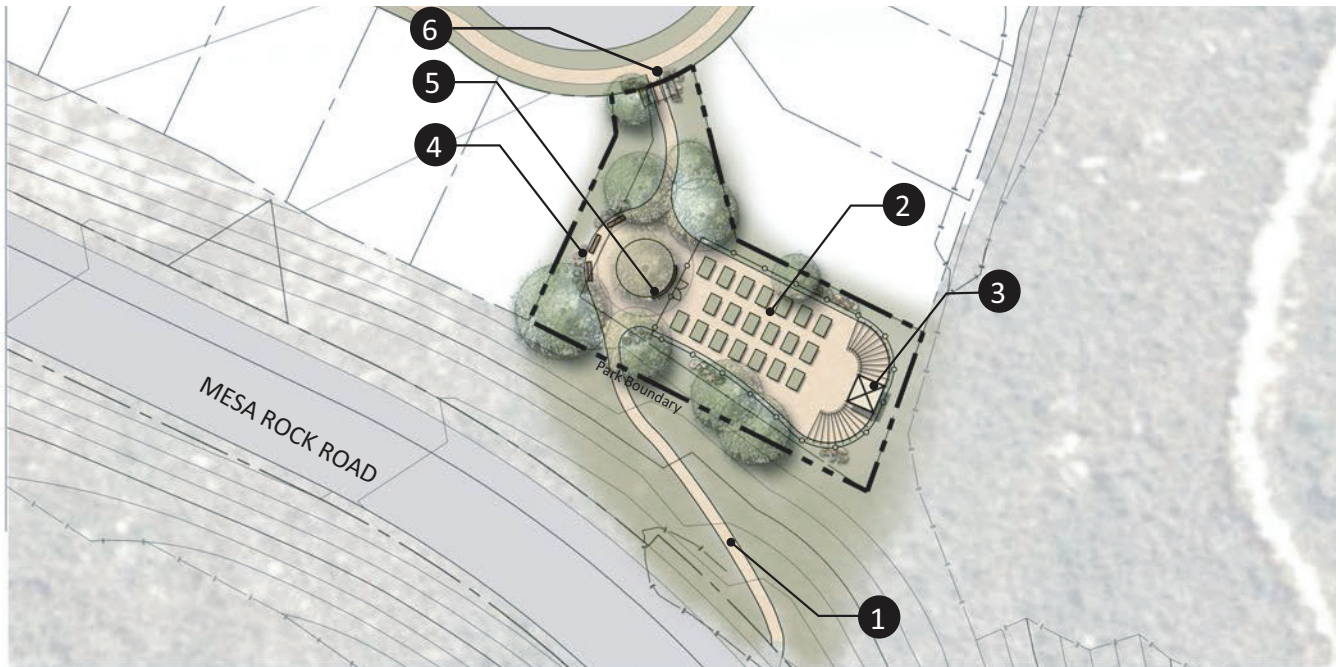
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FIGURE 69
P3 - Joint Use Park

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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)

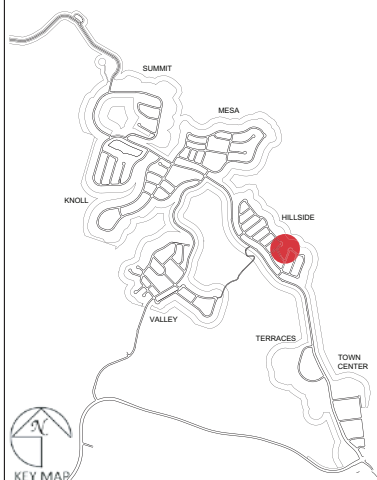
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FIGURE 70
P4 - Hillside Mini Park

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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Legend

- | | |
|--|---------------------------------------|
| 1 Shade Structure with Picnic Tables and Trash Receptacles (typ) | 8 Dog Park |
| 2 Fitness Node with Multiple Opportunities for Fitness | 9 Electric Bike Station |
| 3 Open Turf for Flexible Play | 10 Shade Trees (typ) |
| 4 Basin (typ) | 11 Cluster of Boulders (typ) |
| 5 6' Decomposed Granite Loop Trail | 12 Park Entry Monument |
| 6 Pedestrian Bridge over Basin | 13 Screening Planting along Fenceline |
| 7 Children's Play Area | |

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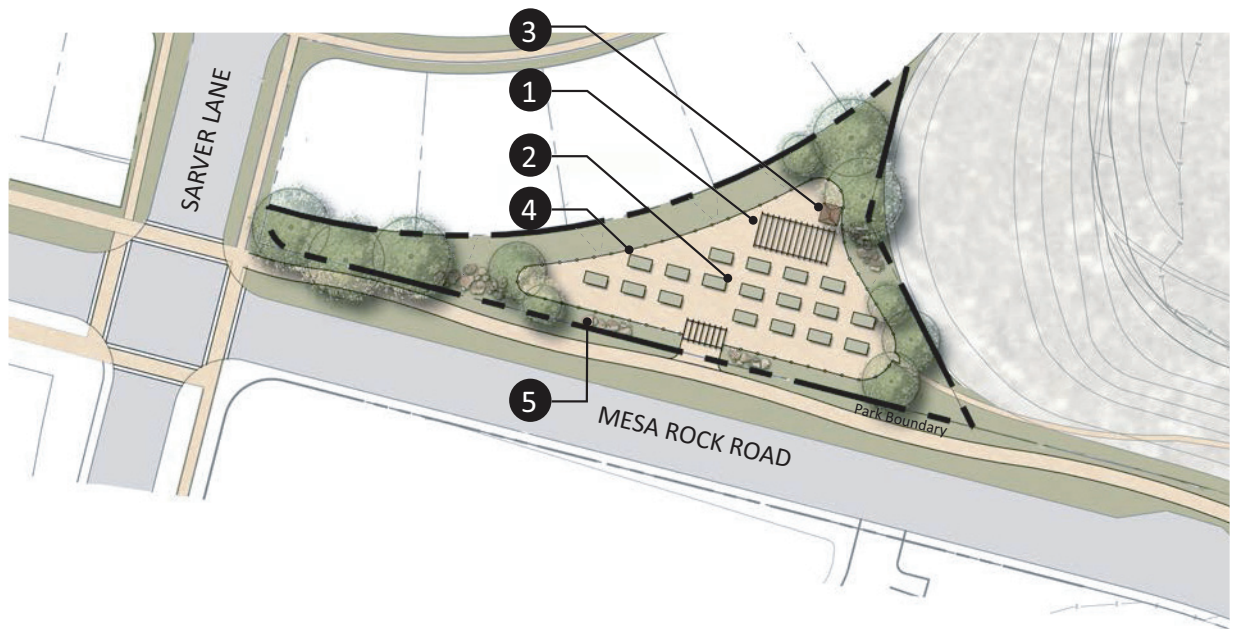
FIGURE 71

P5 - Hillside Heights

Newland Sierra Specific Plan

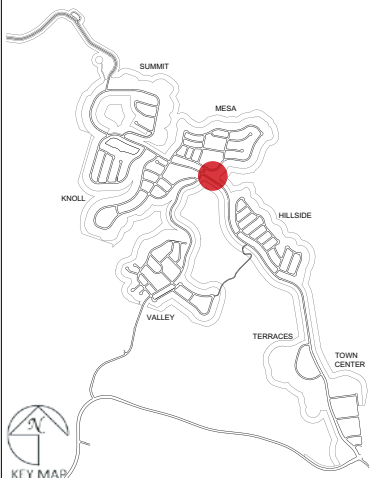
Newland Sierra Specific Plan

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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)



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FIGURE 72
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 Electric Bike Station |
| 5 Open Turf | 10 Gardens |
| | 11 Clusters of Boulders (typ) |

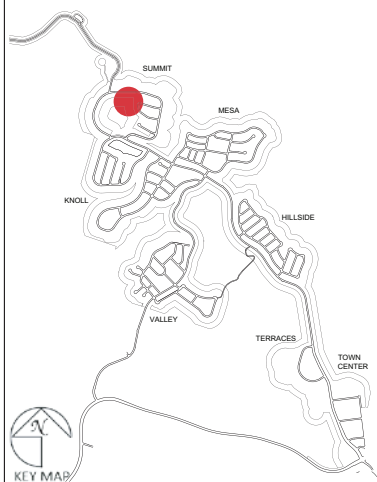
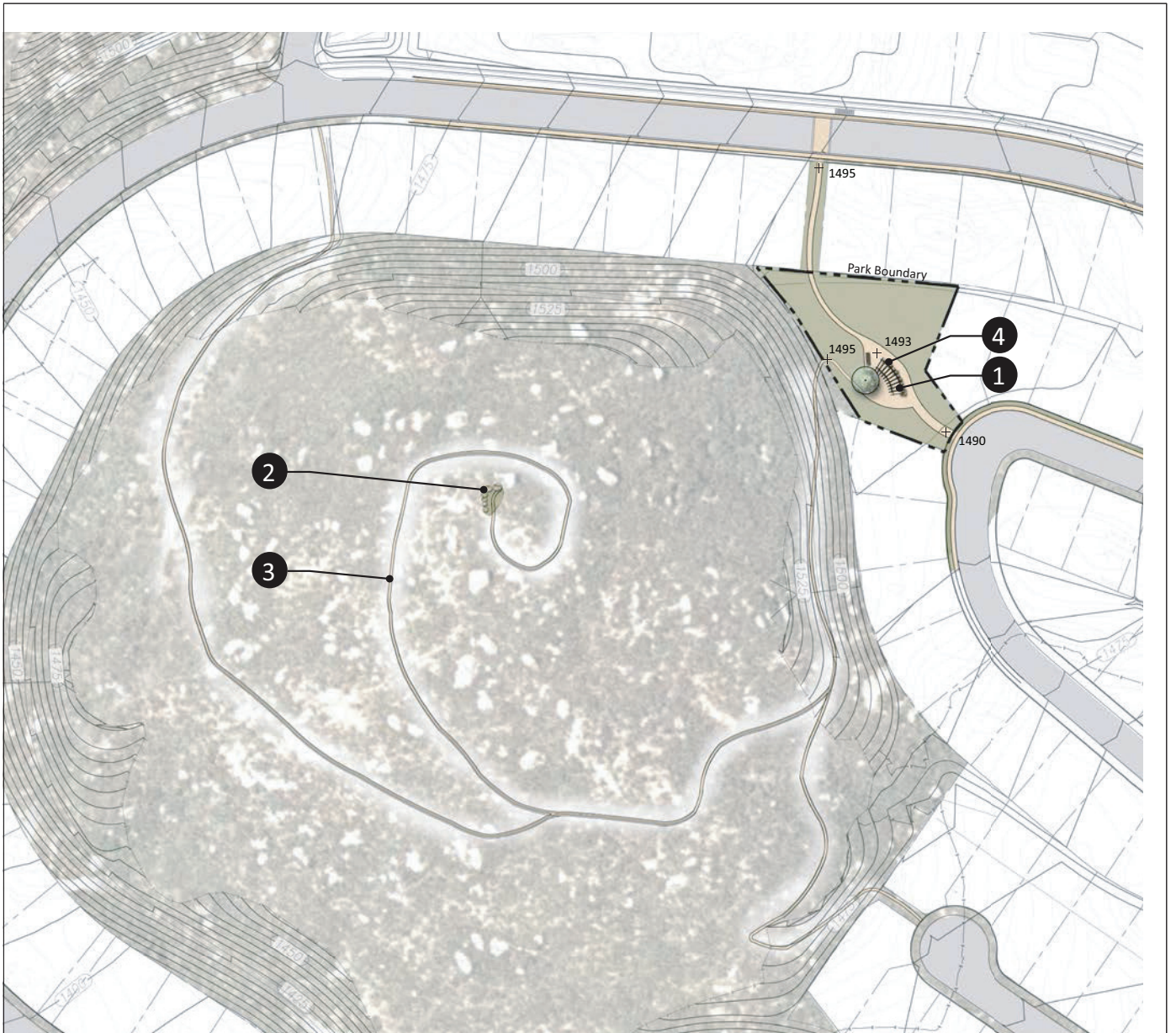
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FIGURE 73
P7 - Mesa Park

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)

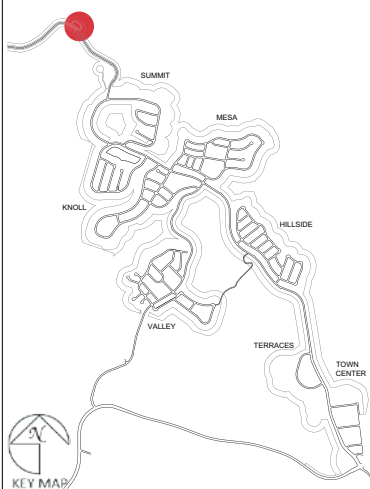
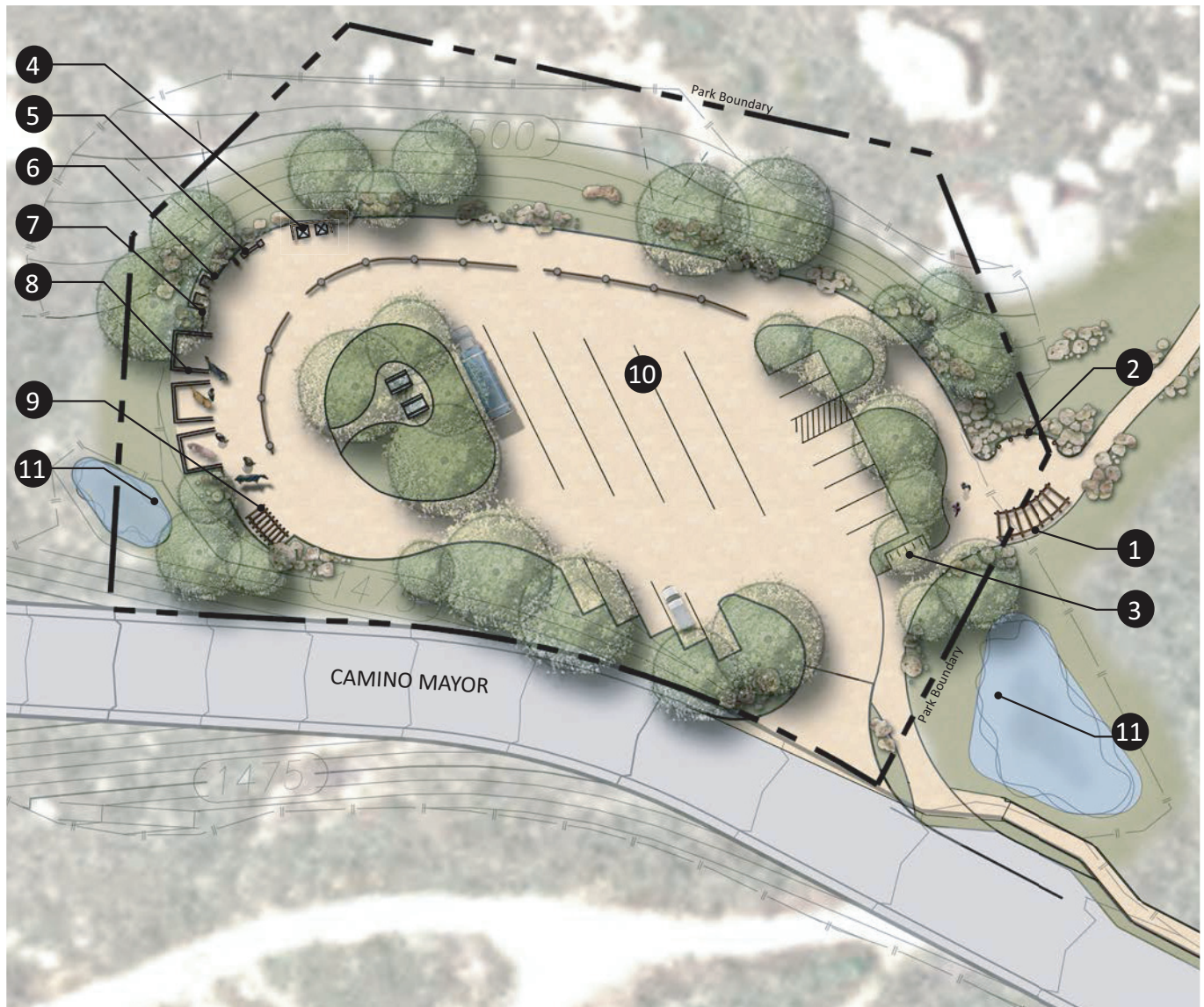
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FIGURE 74
P8 - Summit Mini Park

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 | |

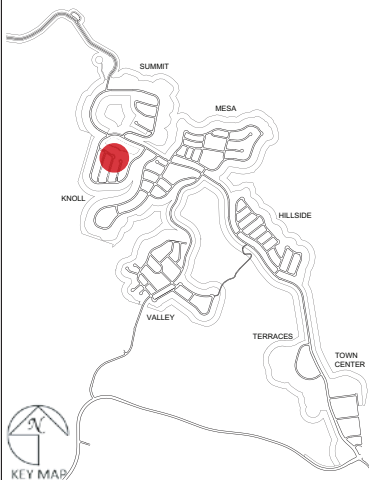
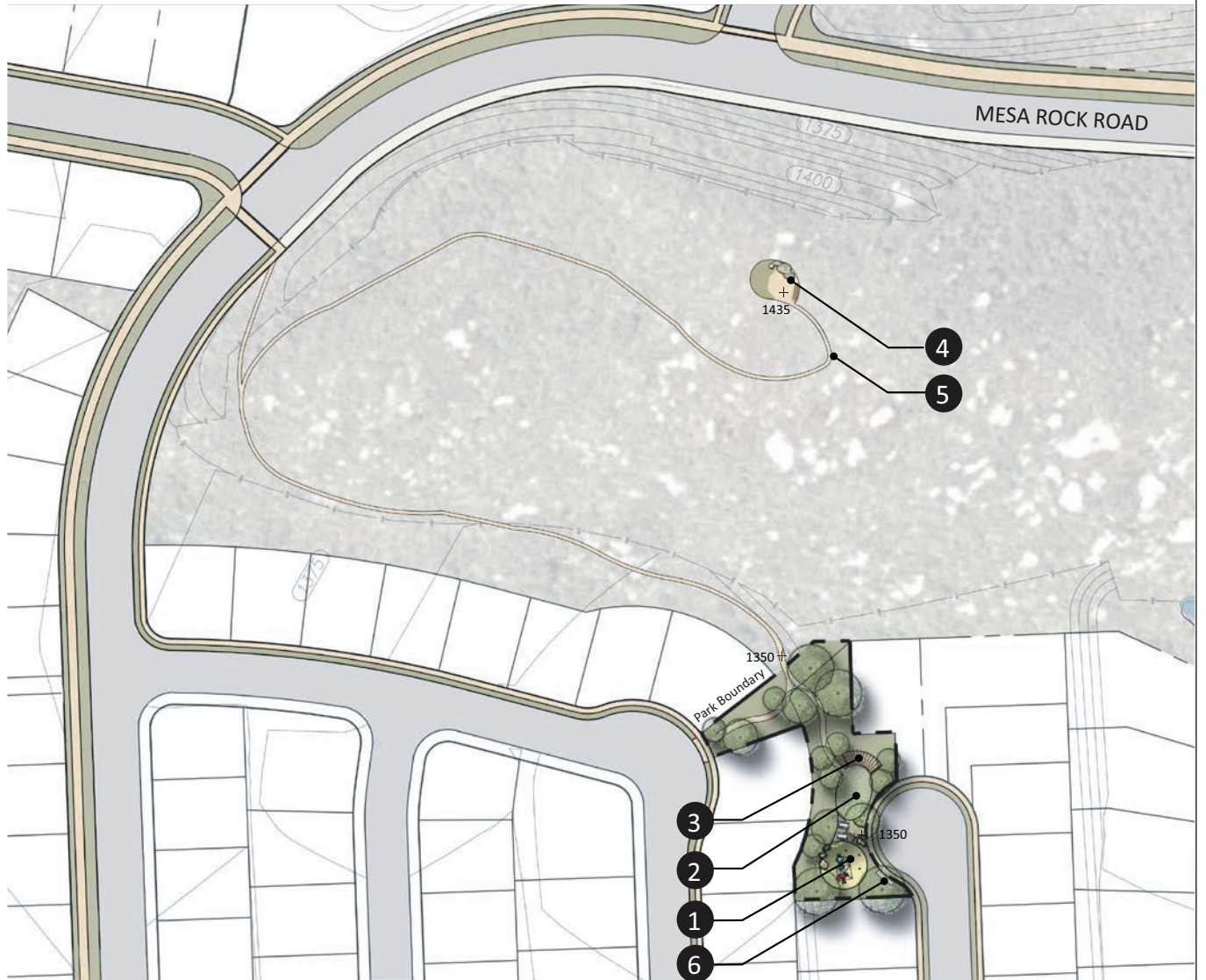
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FIGURE 75
P9 - Saddleback Park

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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
- 6 Electric Bike Station

0 25' 50' 100'



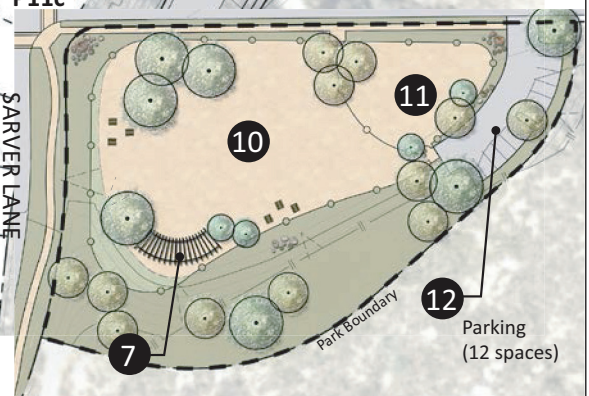
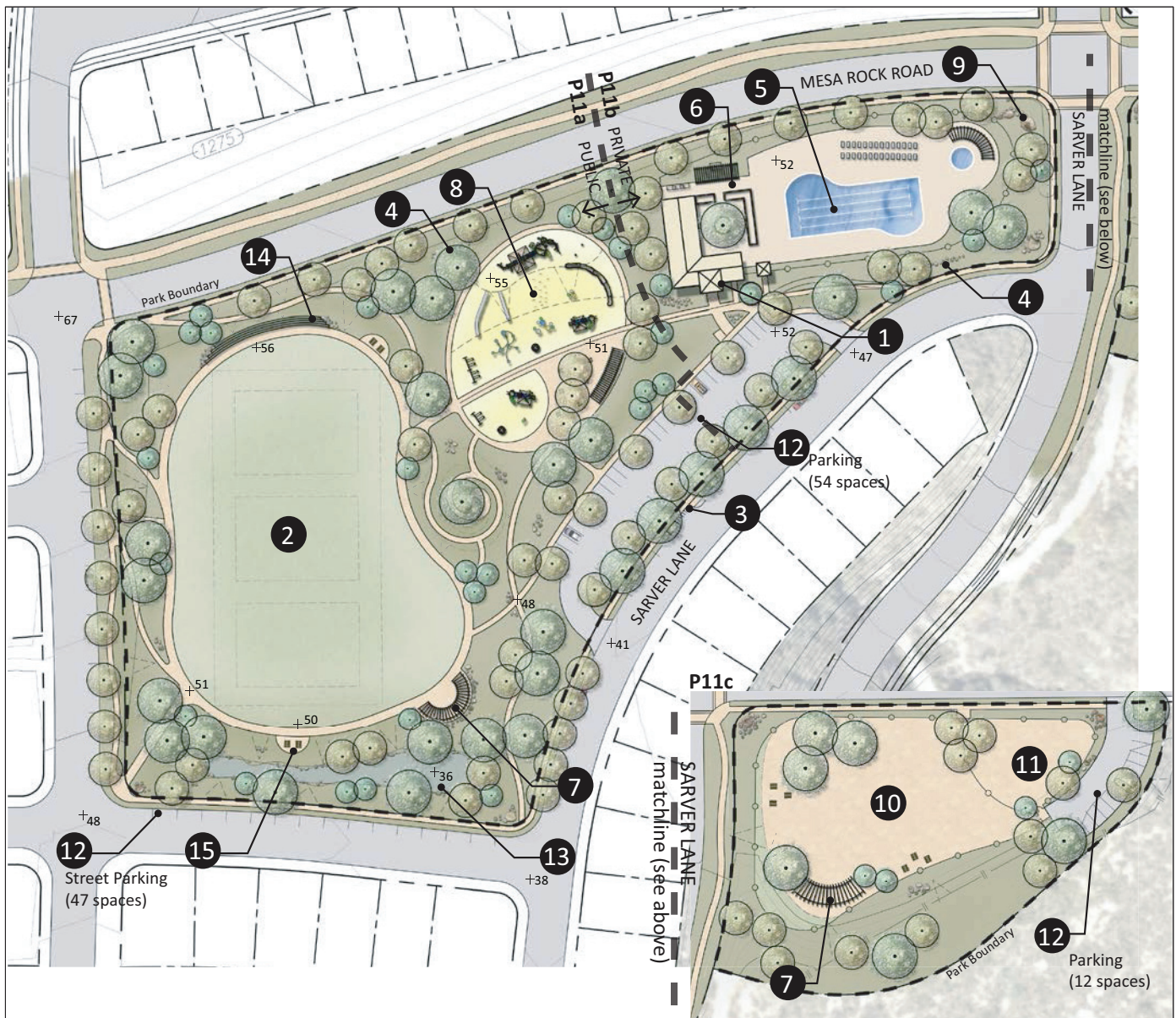
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FIGURE 76
P10 - Knoll Mini Park

Newland Sierra Specific Plan

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Legend

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



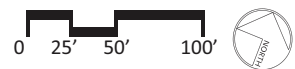
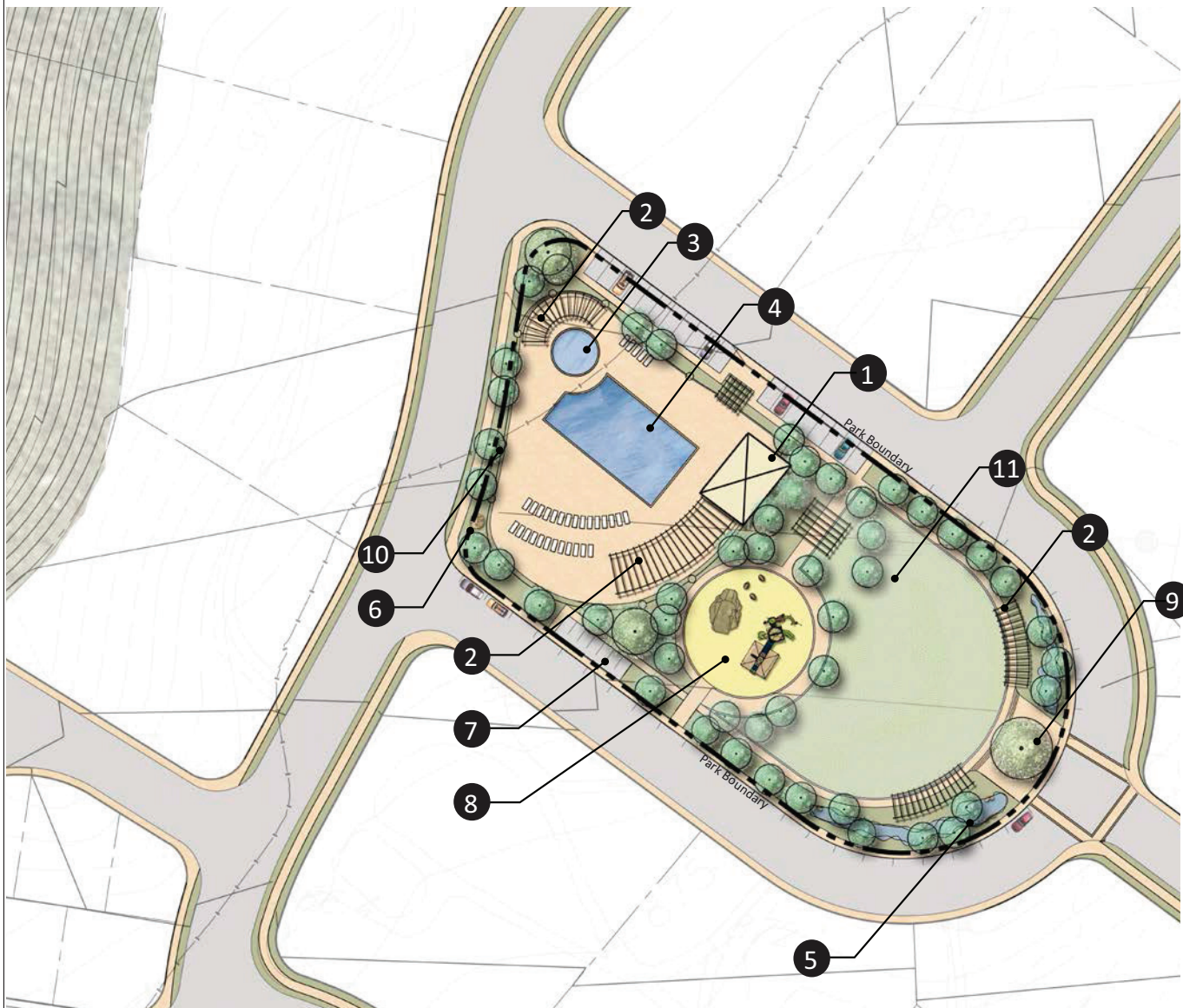
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FIGURE 77
P11 - Peak's Park

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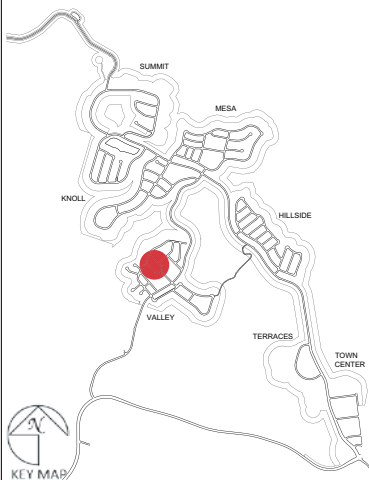
Newland Sierra Specific Plan

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Legend

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



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FIGURE 78
P12 - Valley Green

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