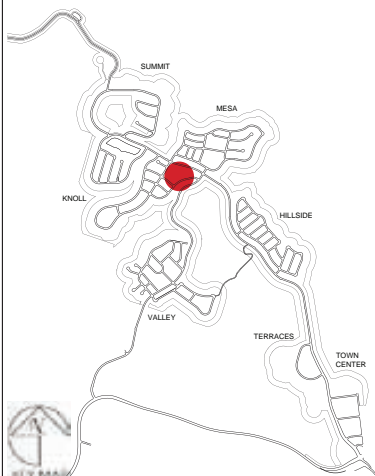
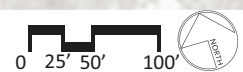


Legend

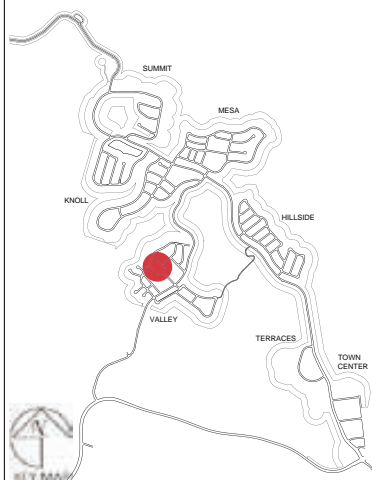
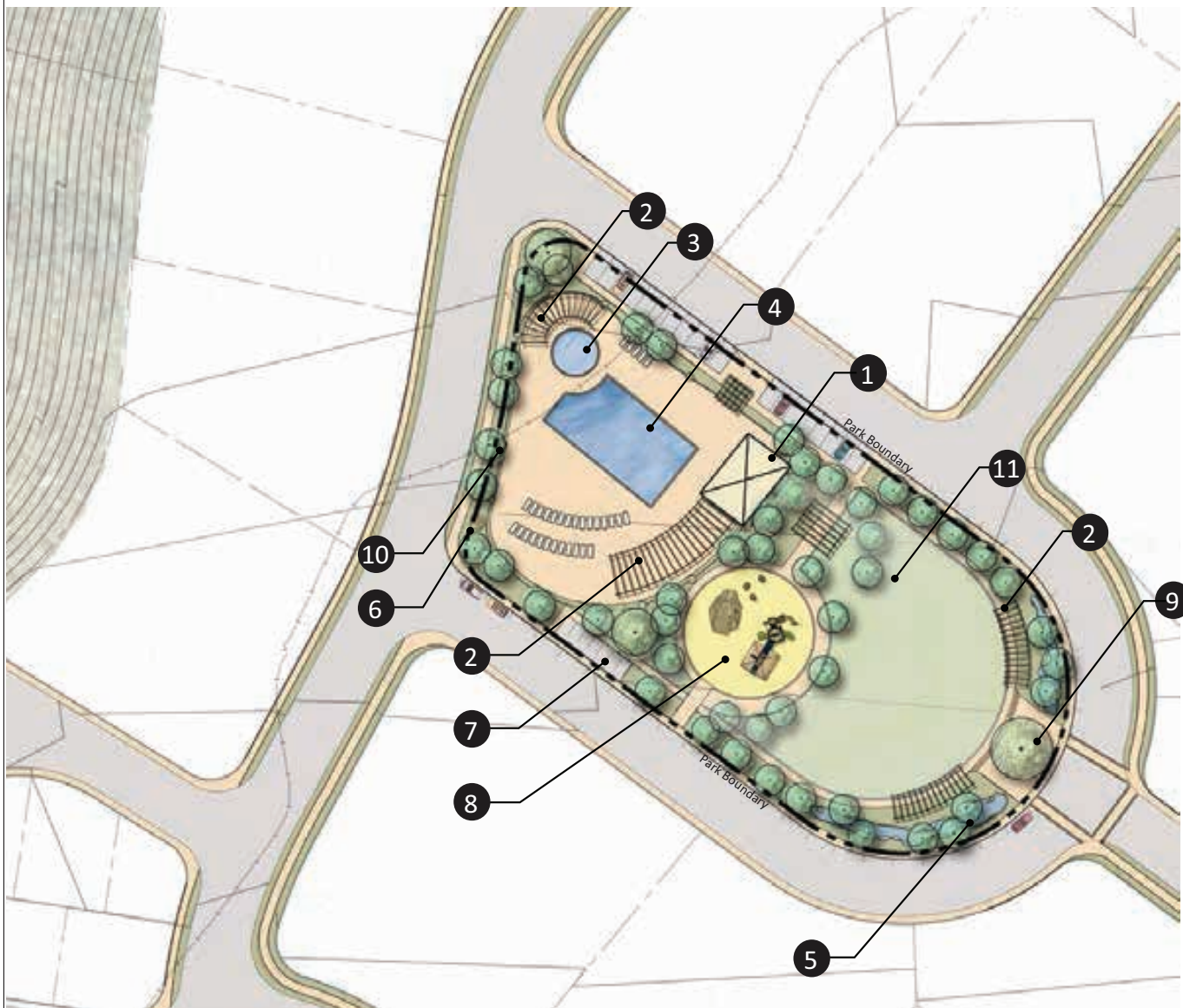
- | | |
|---|-------------------------|
| 1 Private Community Building with Public Restroom | 8 Children's Play Area |
| 2 Open Turf
(1) Football Field (150' x 300')
(3) Youth Soccer Fields (75' x 110') | 9 Park Entry Monument |
| 3 Electric Bike Station | 10 Large Dog Park |
| 4 Cluster of Boulders (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) |



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 1-14
P11 - Peak's Park

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Legend

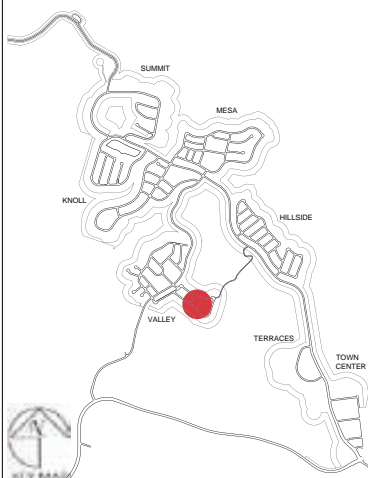
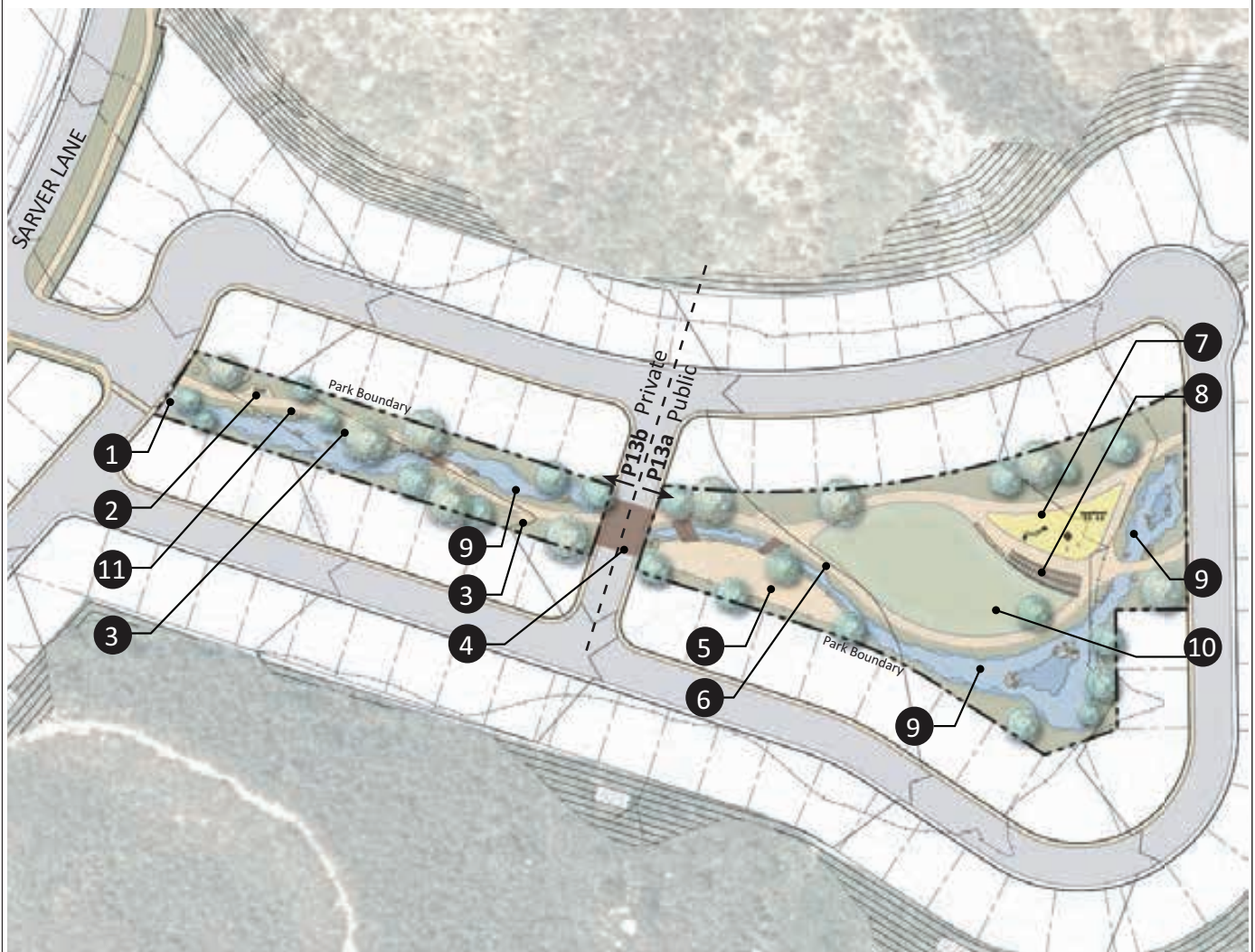
- | | |
|--|-------------------------|
| 1 Private Community Building | 7 Electric Bike Station |
| 2 Shade Structure with Seating and Trash Receptacles | 8 Children's Play Area |
| 3 Children's Pool | 9 Large Oak Tree |
| 4 Pool and Patio | 10 Fence |
| 5 Basin (typ) | 11 Open Turf |
| 6 Park Entry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

THIS GRAPHIC IS FOR
ILLUSTRATIVE PURPOSES ONLY.

FIGURE 1-15

P12 - Valley Green

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Legend

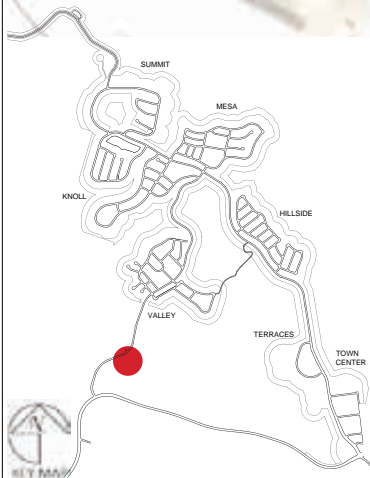
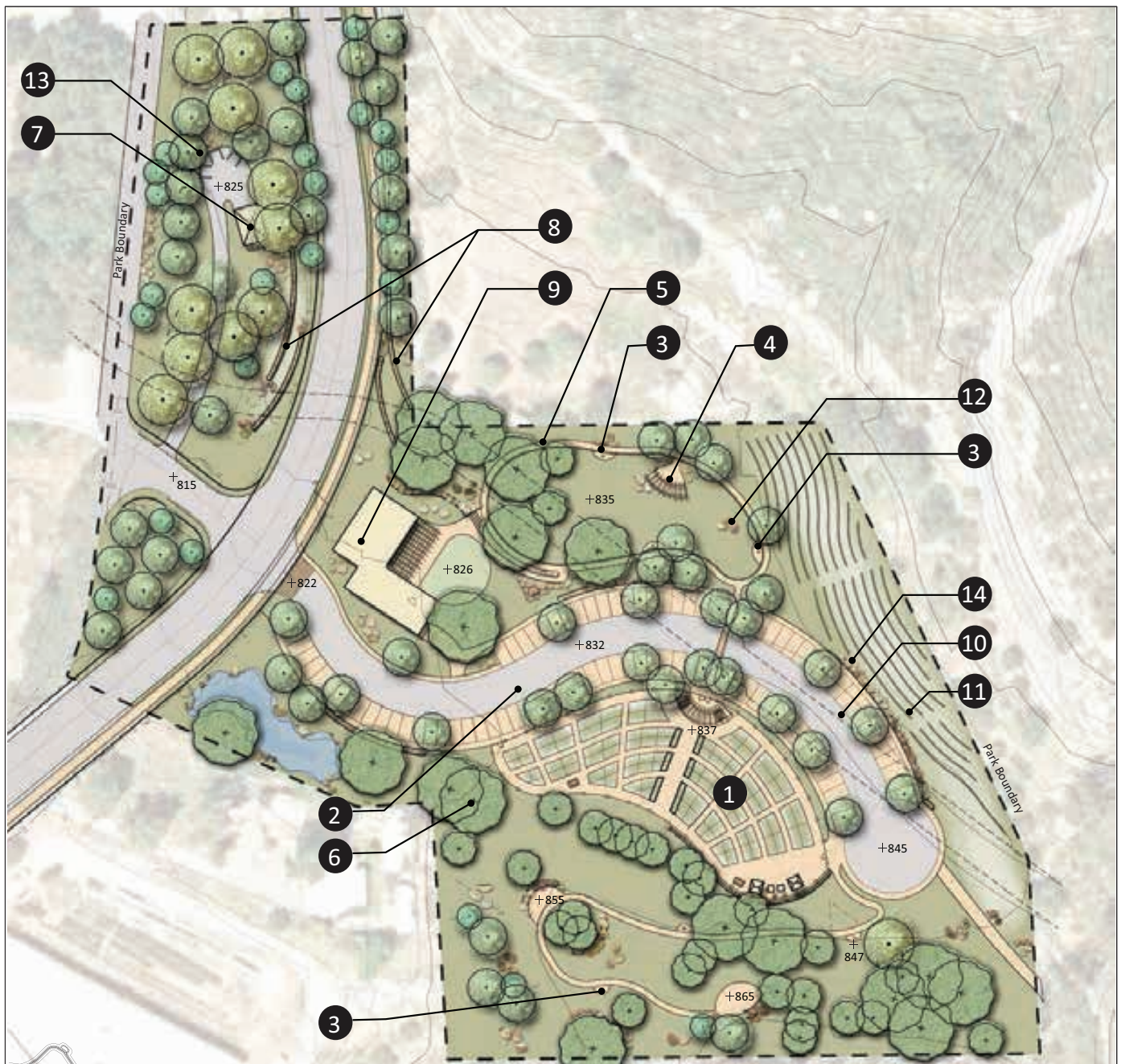
- | | |
|------------------------------------|--|
| 1 Electric Bike Station | 7 Children's Play Area |
| 2 Picnic Node (typ) | 8 Trellis with Picnic Tables and Trash Receptacles |
| 3 Fitness Node (typ) | 9 Basin (typ) |
| 4 Enhanced Paving | 10 Open Turf |
| 5 Dog Park | 11 Cluster of Boulders (typ)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

THIS GRAPHIC IS FOR
ILLUSTRATIVE PURPOSES ONLY.

FIGURE 1-16

P13 - Creekside Park

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Legend

- | | |
|--|---|
| 1 Community Garden | 8 Community Entry Monument Signs |
| 2 Parking Spaces (+/- 65 spaces) | 9 Private Community Building with Covered Patio and Turf Area |
| 3 Fitness Node (typ) | 10 San Diego County Water Authority Pipeline Easement |
| 4 Picnic Node with Seating and Trash Receptacles (typ) | 11 Vineyards |
| 5 6' wide Decomposed Granite Trail | 12 Cluster of Boulders (typ) |
| 6 Existing Oak Trees (typ) | 13 Composting Area for HOA Greenwaste |
| 7 Maintenance Area with Storage Shed | 14 Stone Wall (typ) |

THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 1-17

P14 - Sierra Farms

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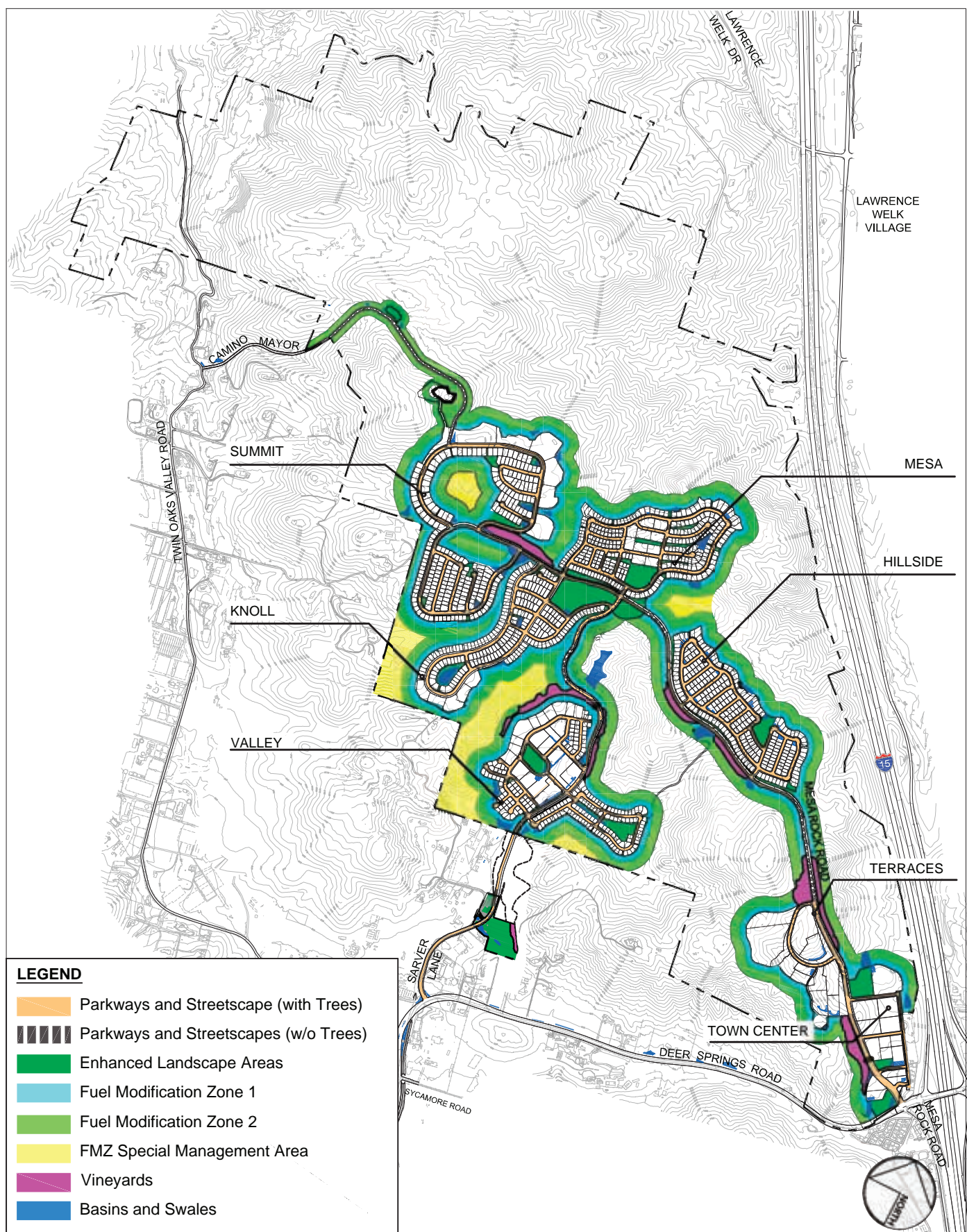


FIGURE 1-18

Landscape Concept Plan

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Quercus agrifolia



Quercus englemannii



Streetscape without trees



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 1-19 Parkways and Streetscapes

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

FIGURE 1-20 Basins and Swales

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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 1-21
Vineyards

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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 1-22

Enhanced Landscape Areas

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Zone 1 - Fire resistant plantings along trail



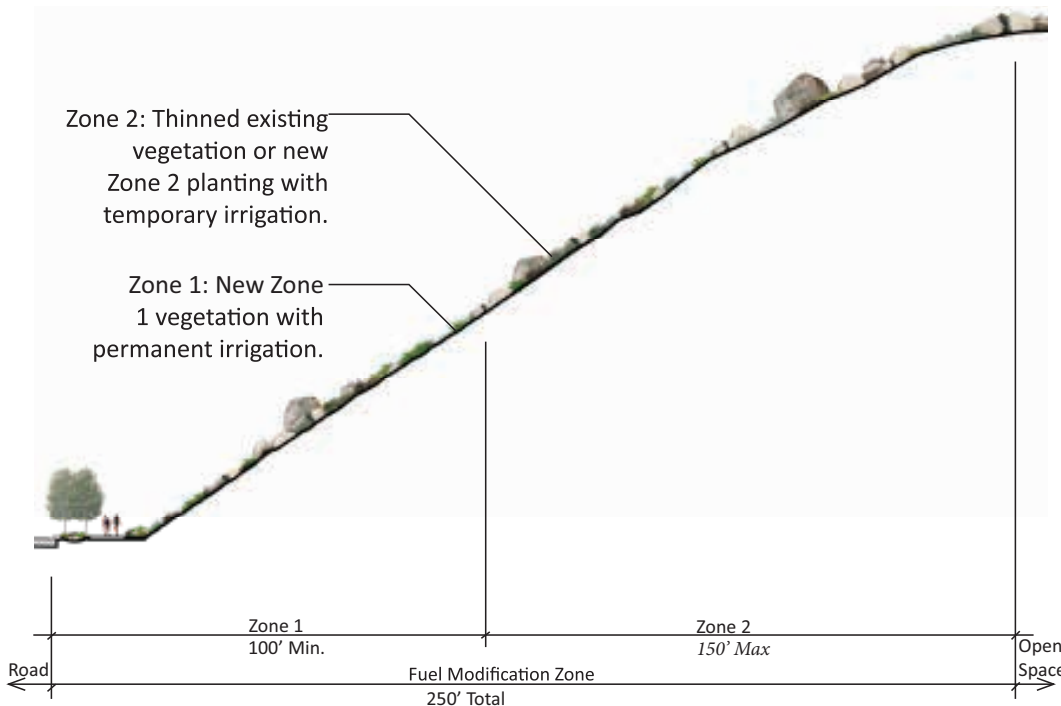
Zone 2 - Fire resistant plantings along trail



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 1-23
Fuel Modification

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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.



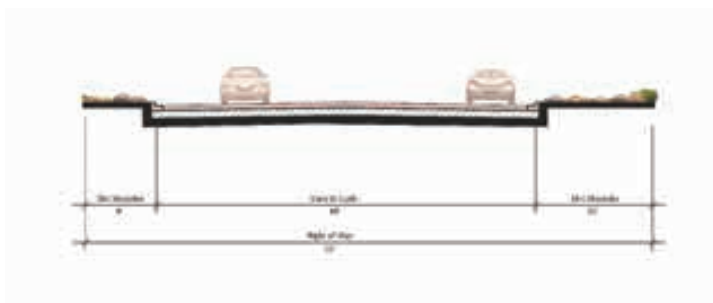
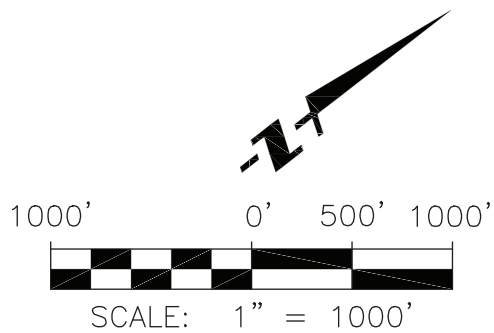
Electric Bike Stations - Electric bike sharing opportunities shall be incorporated in the community to promote connectivity.

SOURCE: SCHMIDT DESIGN 2016

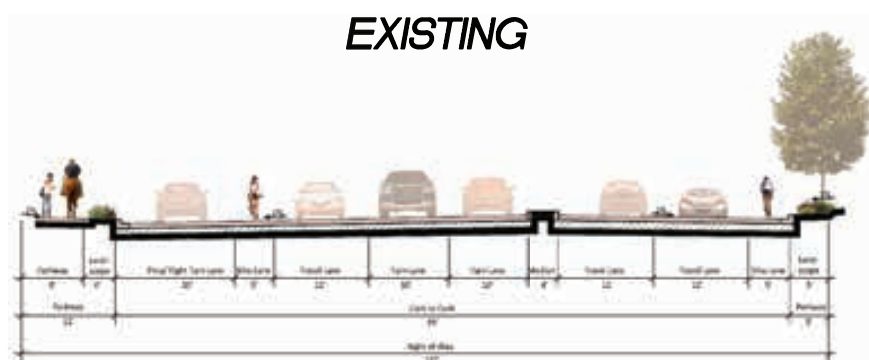
FIGURE 1-24 Sustainability Features

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EXISTING



PROPOSED

SECTION A1

NOT TO SCALE

FIGURE 1-25
Mesa Rock Road

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