FIGURE 1-14
P11 - Peak's Park

Newland Sierra Environmental Impact Report

Legend

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

THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.
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Legend

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

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

Legend

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

P14 - Sierra Farms
Newland Sierra Environmental Impact Report
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FIGURE 1-18
Landscape Concept Plan
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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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FIGURE 1-20

Basins and Swales

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

Chilopsis linearis

Alnus rhombifolia

Muhlenbergia rigens

Cercis occidentalis

Planted basin with boulders

Planted bioswale with boulders

Salix gooddingii

Juncus patens
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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.
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Figure 1-22

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 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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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.

ZONE 2: Thinned existing vegetation or new Zone 2 planting with temporary irrigation.

ZONE 1: New Zone 1 vegetation with permanent irrigation.

Road

Fuel Modification Zone

250' Total

100' Min.

150' Max

Open Space

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

PROPOSED

SECTION A1

NOT TO SCALE