

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.



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FIGURE 37
Commercial Building Setbacks

Newland Sierra Specific Plan

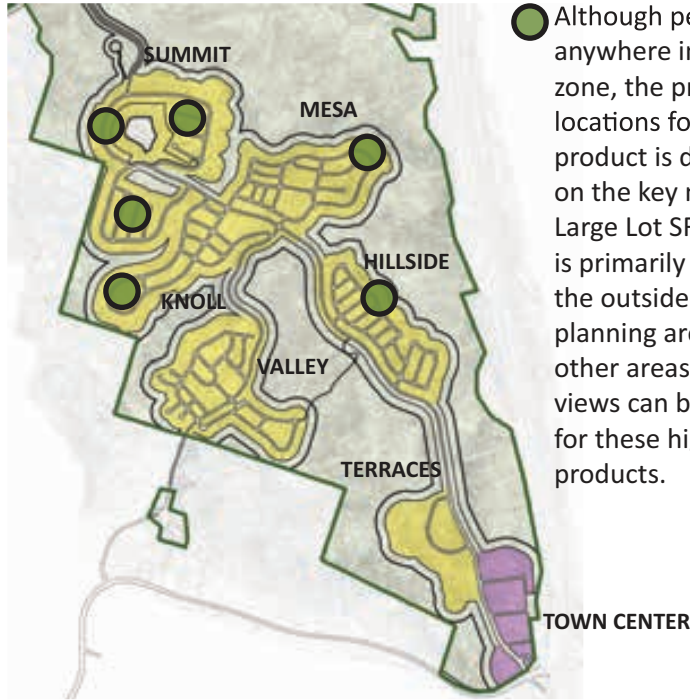
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Large Lot SFD Standards

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.

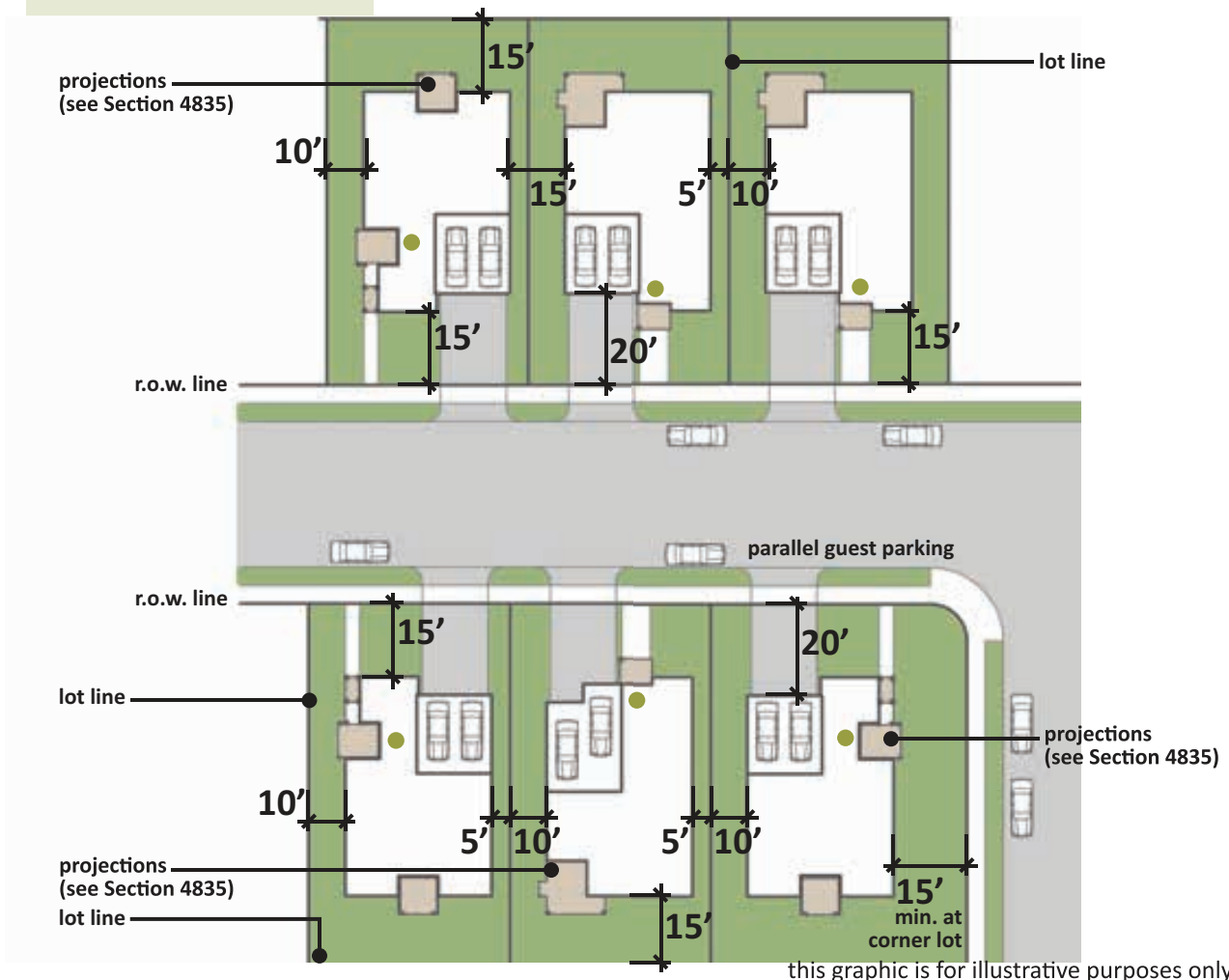


FIGURE 38
Large Lot SFD Standards

Newland Sierra Specific Plan

Newland Sierra Specific Plan

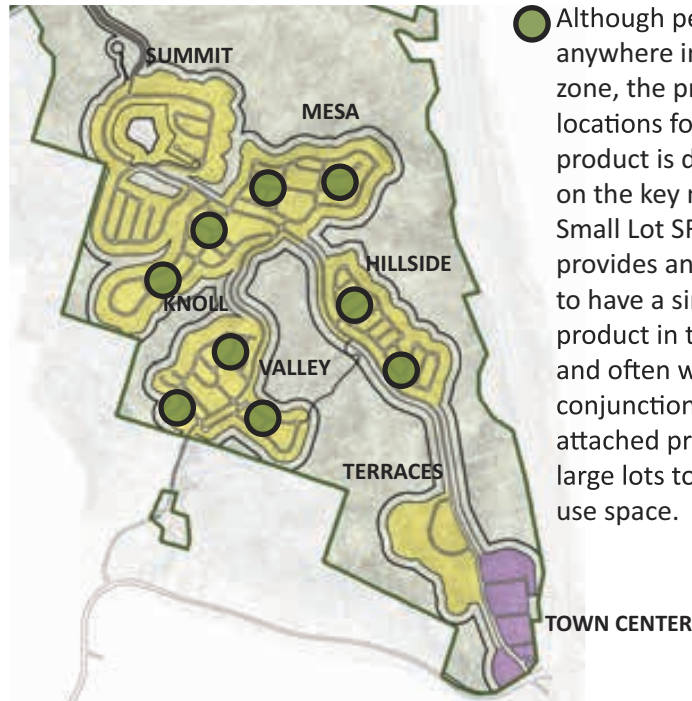
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Small Lot SFD Standards

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.

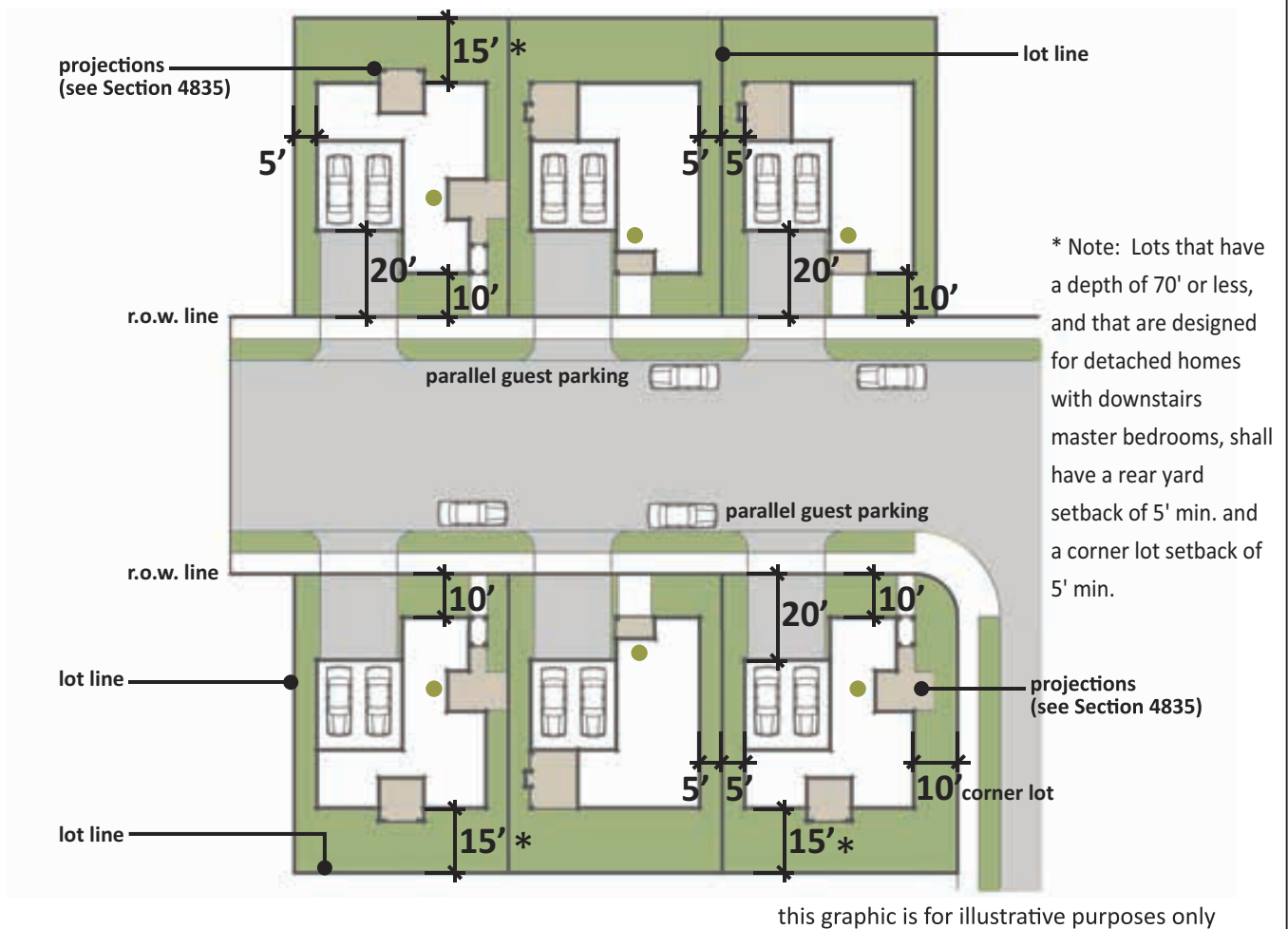


FIGURE 39
Small Lot SFD Standards

Newland Sierra Specific Plan

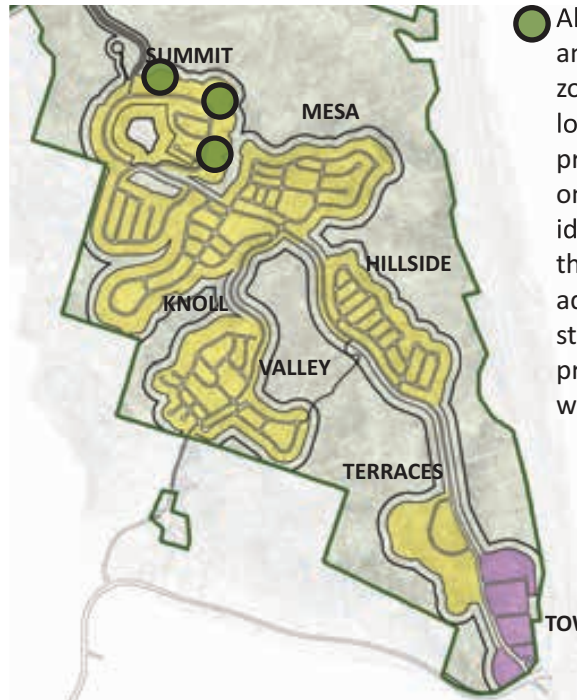
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Grade-Adaptive SFD Cluster Standards

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.



Although permitted anywhere in the RS zone, the preferred locations 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.

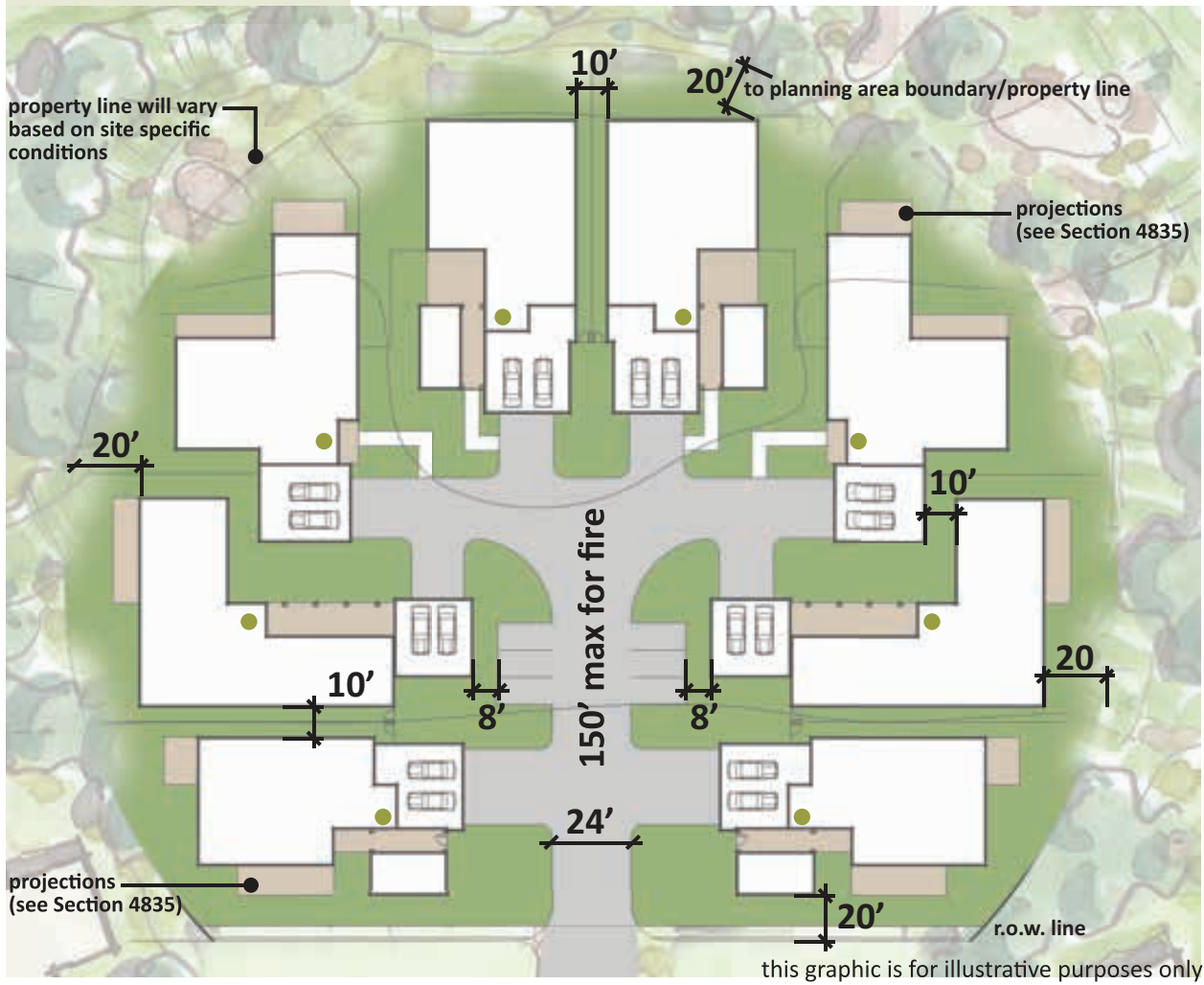


FIGURE 40
Grade Adaptive SFD Clusters

Newland Sierra Specific Plan

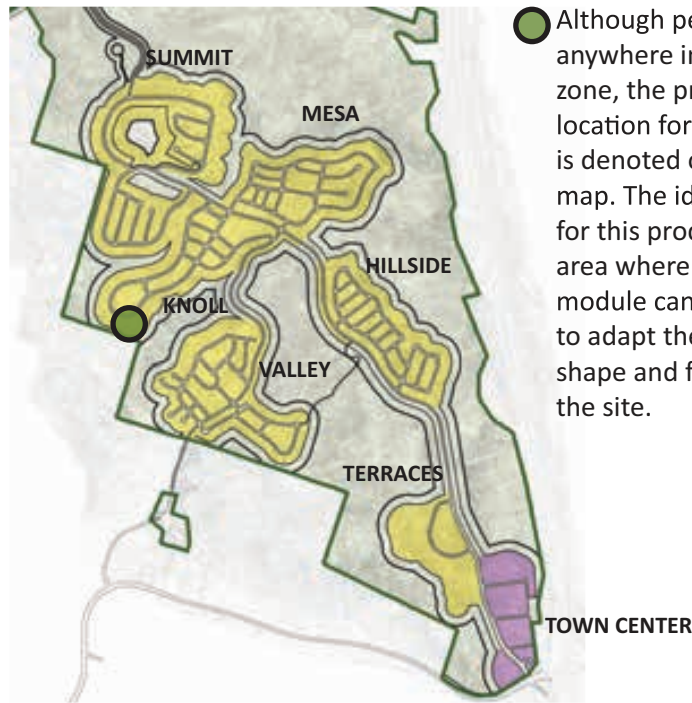
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Family Cluster Standards

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.

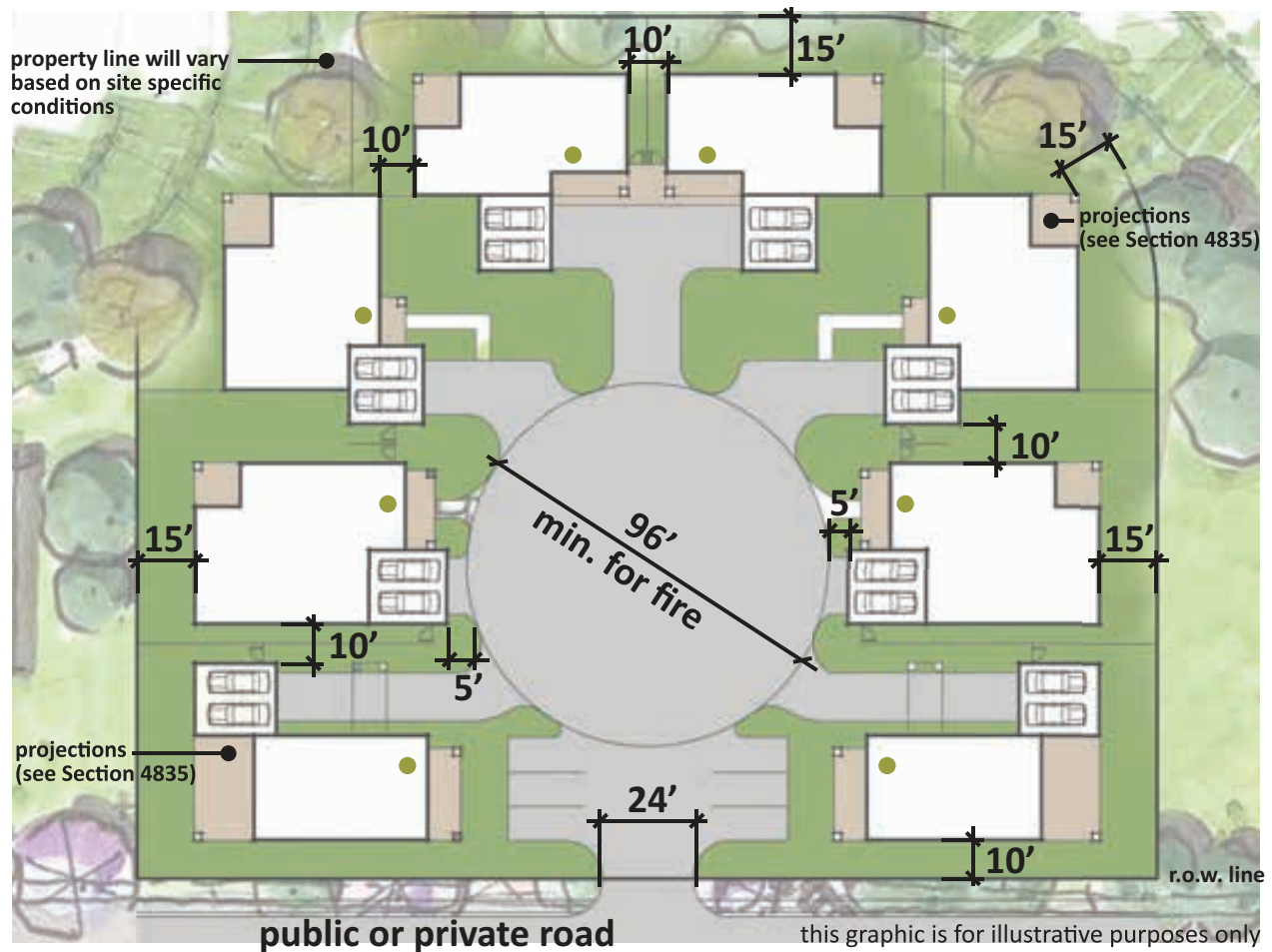


FIGURE 41
Family Cluster Standards

Newland Sierra Specific Plan

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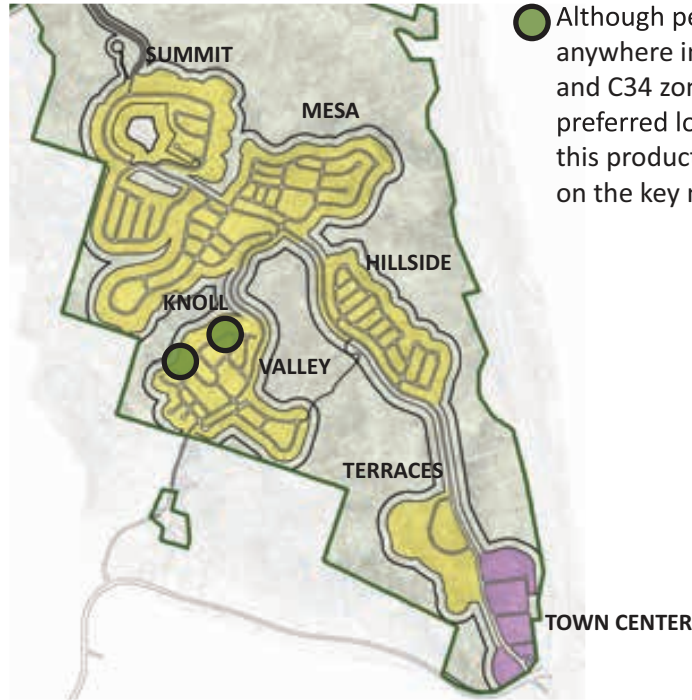
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Paseo Cluster Standards

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.



Although permitted anywhere in the RS and C34 zones, the preferred location for this product is denoted on the key map.

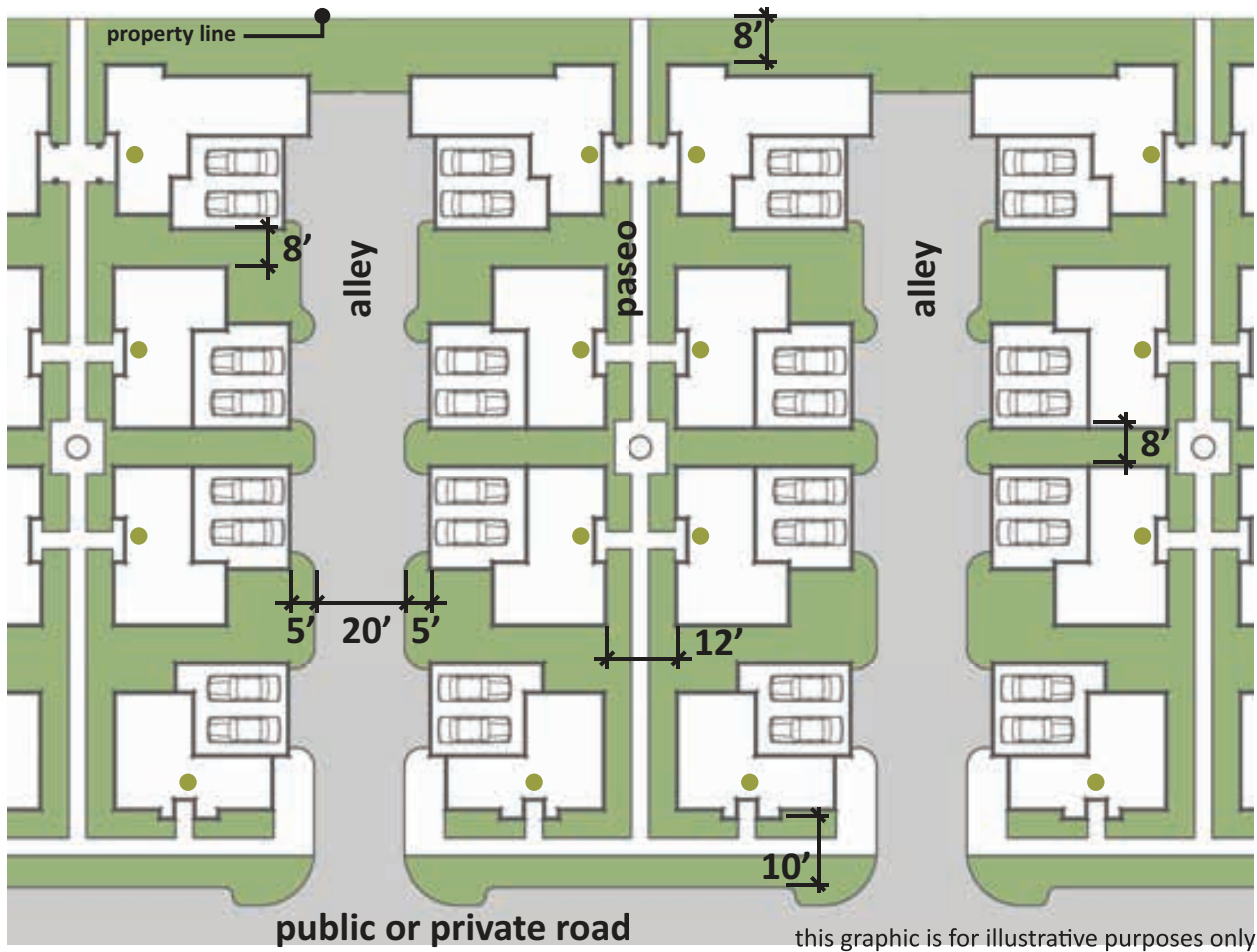


FIGURE 42
Paseo Clusters

Newland Sierra Specific Plan

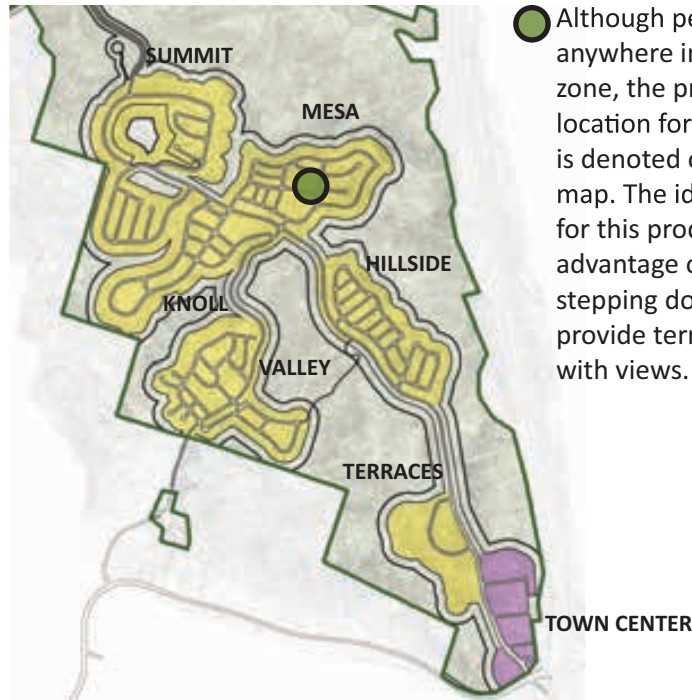
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Active Adult Cluster Standards (alley load)

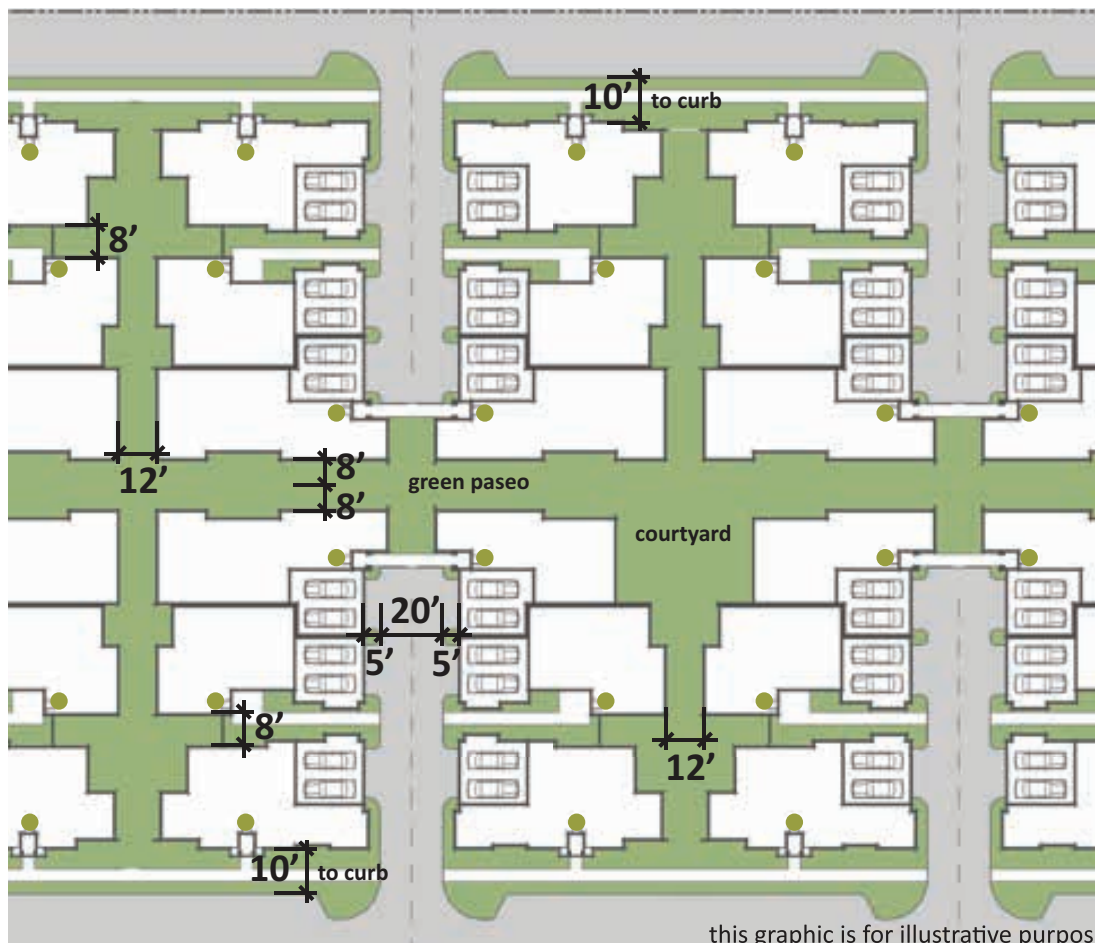
Active Adult Clusters are permitted in RS zone areas as shown in yellow on the map at right.

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.



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FIGURE 43
Active Adult Clusters

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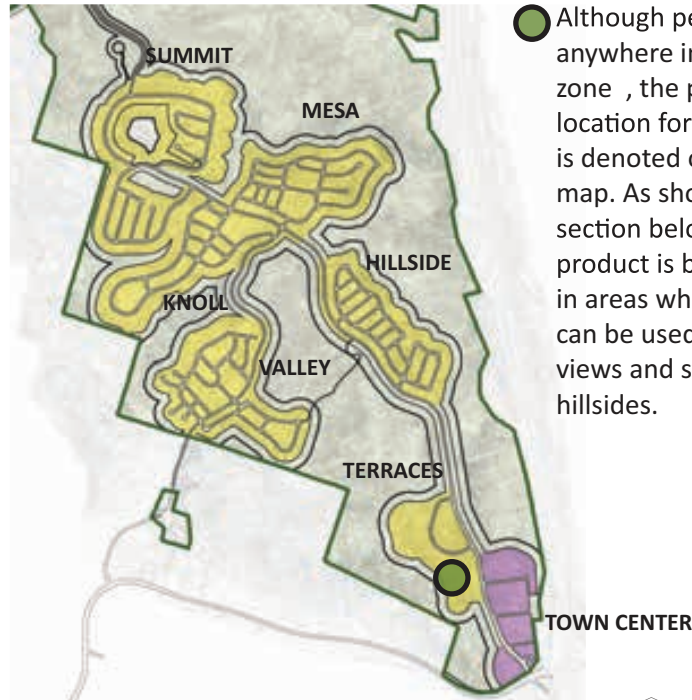
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Grade-Adaptive Townhome Standards

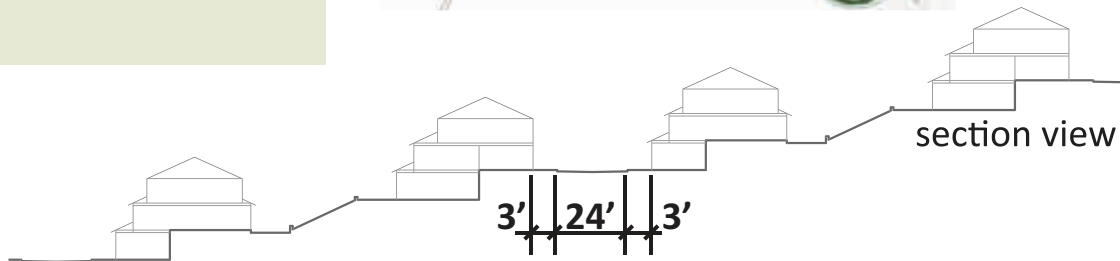
Grade-Adaptive Townhomes are permitted in RS zone areas.

Character:

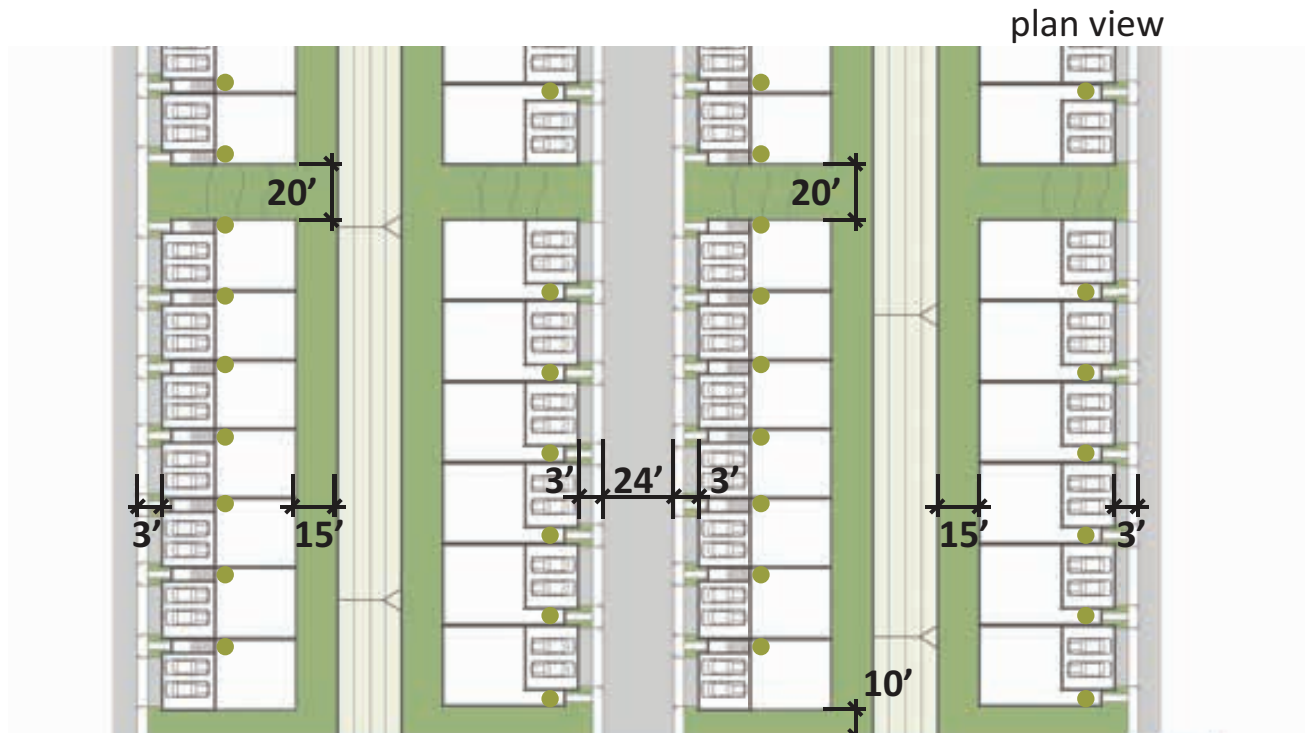
Townhomes planned on areas with slope using grade-adaptive architecture. Additional slope can be taken up within the buildings by creating upslope and downslope floor plans to maximize views. Landscaped slope banks create further separation between rear yards.



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.



section view



plan view

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FIGURE 44
Grade-Adaptive Townhomes

Newland Sierra Specific Plan

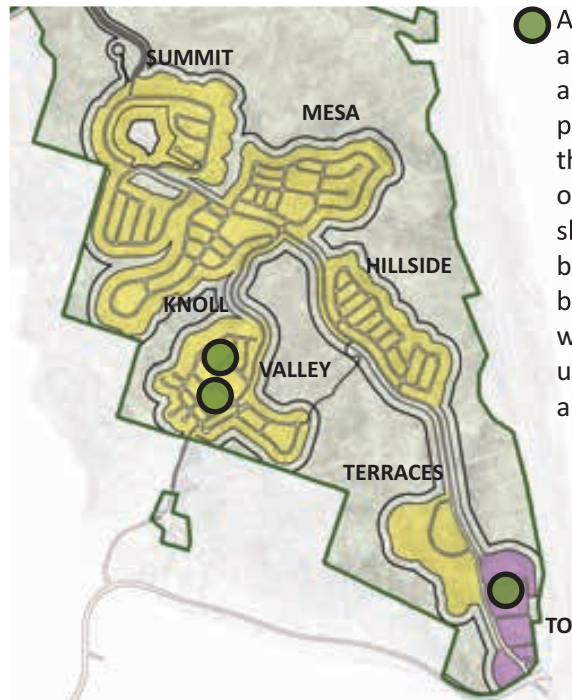
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Row Townhome Standards

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.

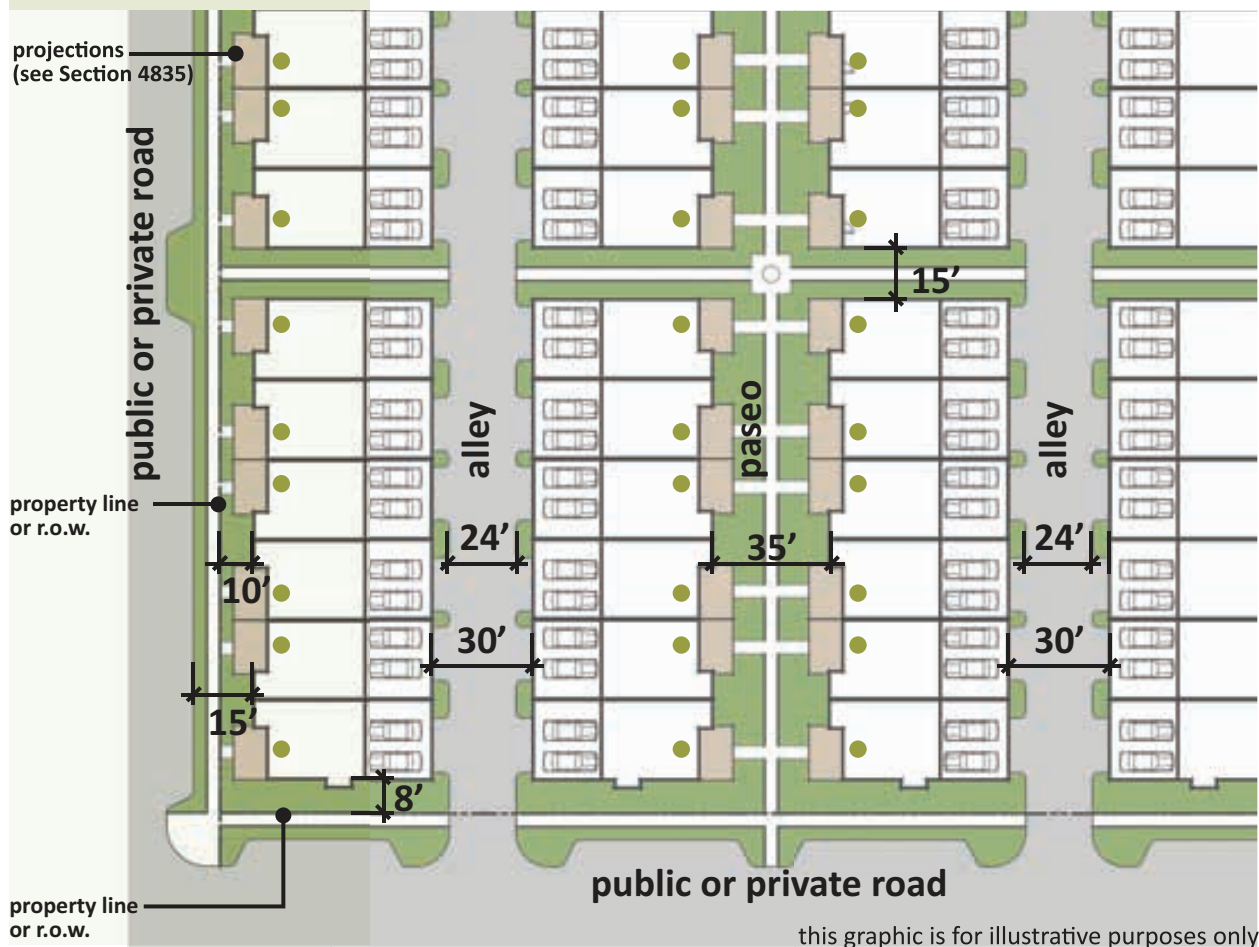


FIGURE 45
Row Townhomes

Newland Sierra Specific Plan

Newland Sierra Specific Plan

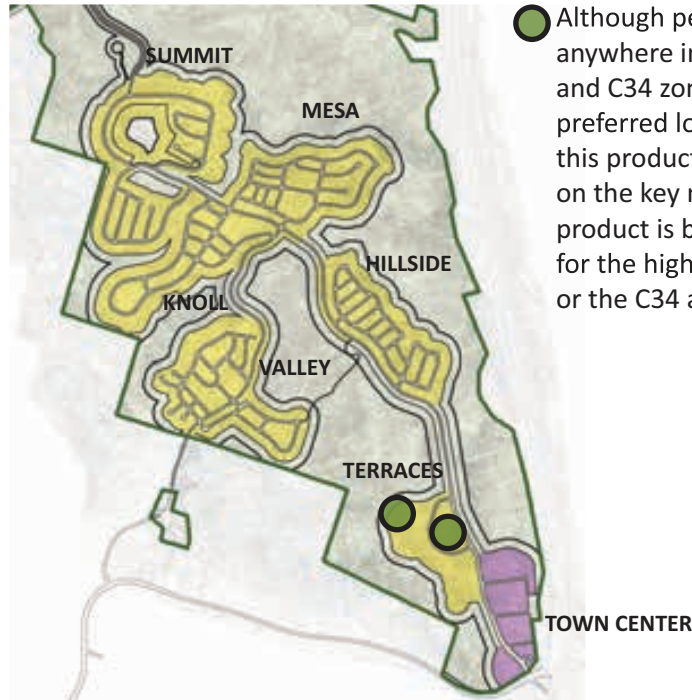
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Townhome Cluster Standards

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.

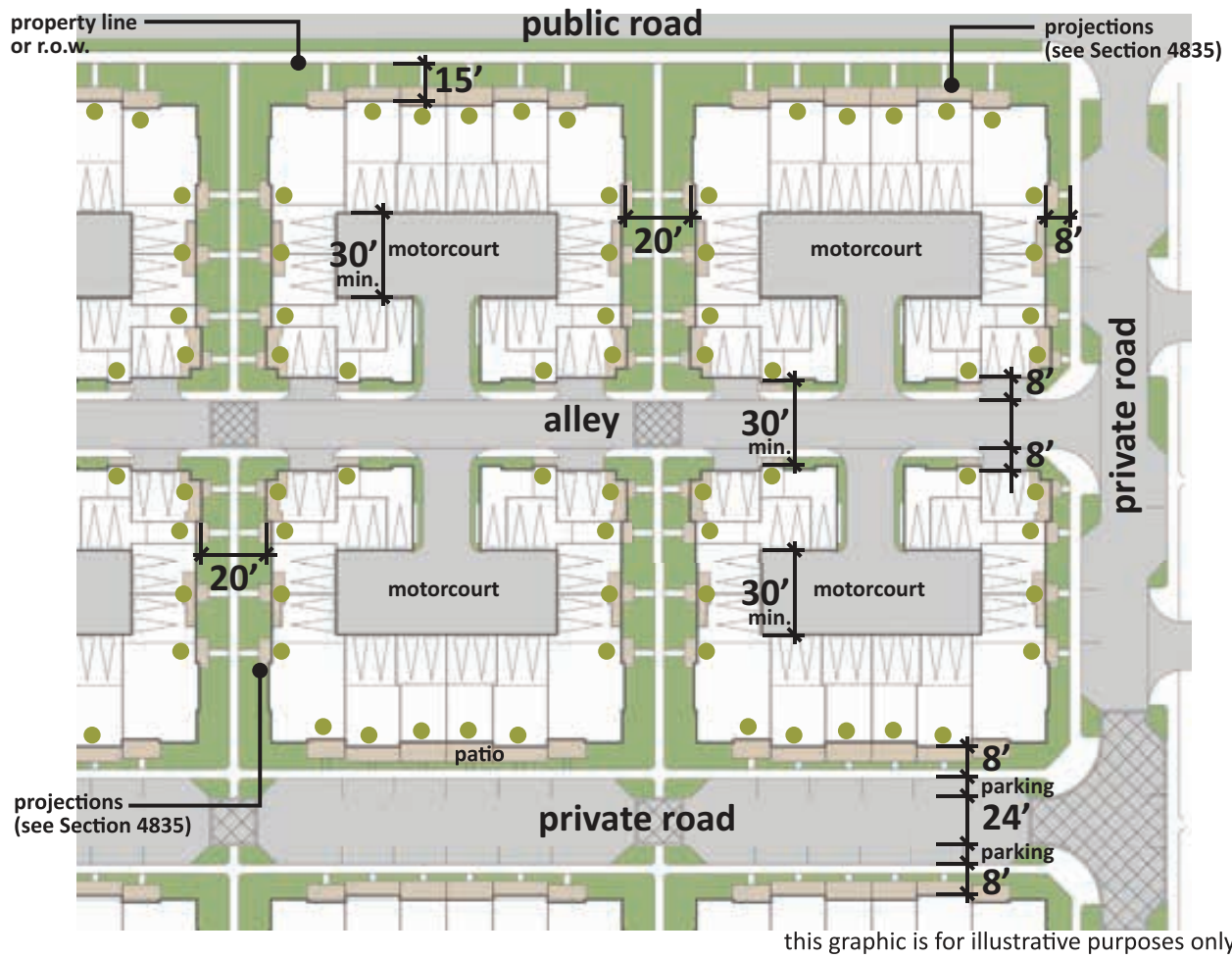


FIGURE 46
Townhome Clusters

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.



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.



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



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



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.



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.



Productive Landscapes - Vineyards shall 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.

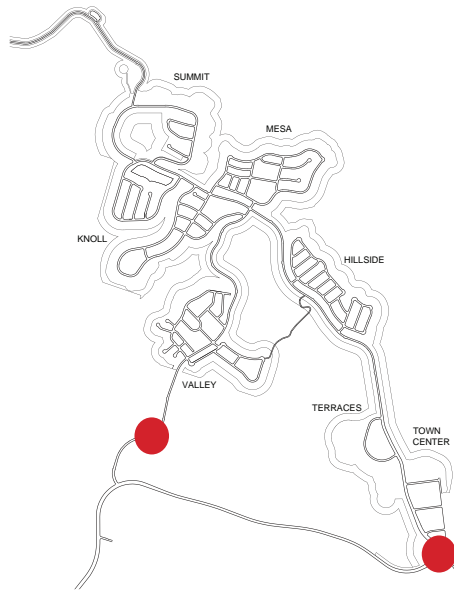


Green Waste Compost Area - A green waste collection area shall be provided for landscape waste from common area landscapes.

FIGURE 49
Sustainable Design

Newland Sierra Specific Plan

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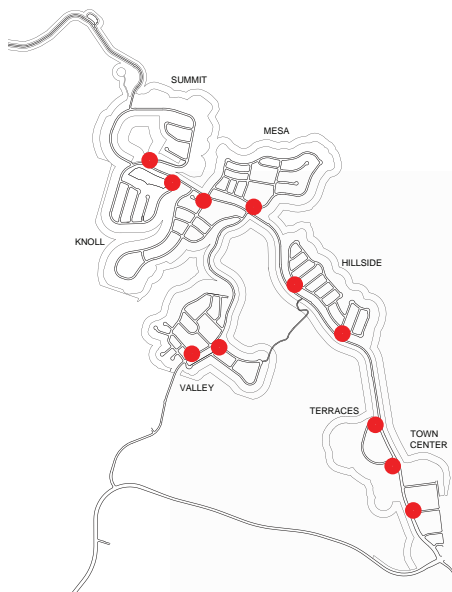
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FIGURE 50
Typical Community Entry Sign

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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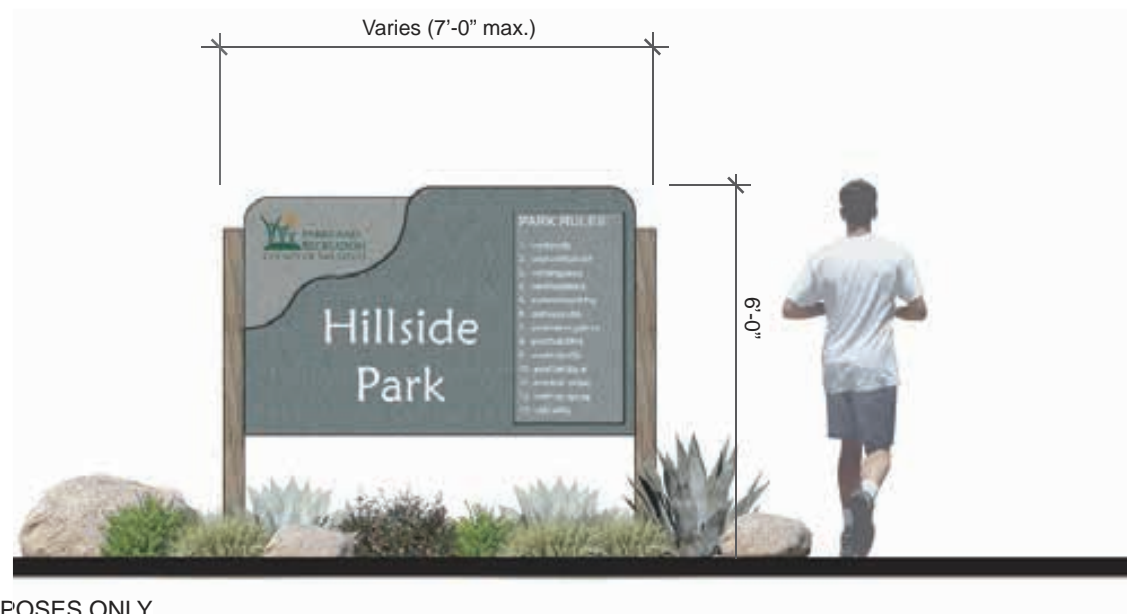
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FIGURE 52
Typical Park Entry Monument and Trail Marker

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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FIGURE 53
Public Park Monument Sign

Newland Sierra Specific Plan

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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

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FIGURE 54
Conceptual Commercial Site Plan

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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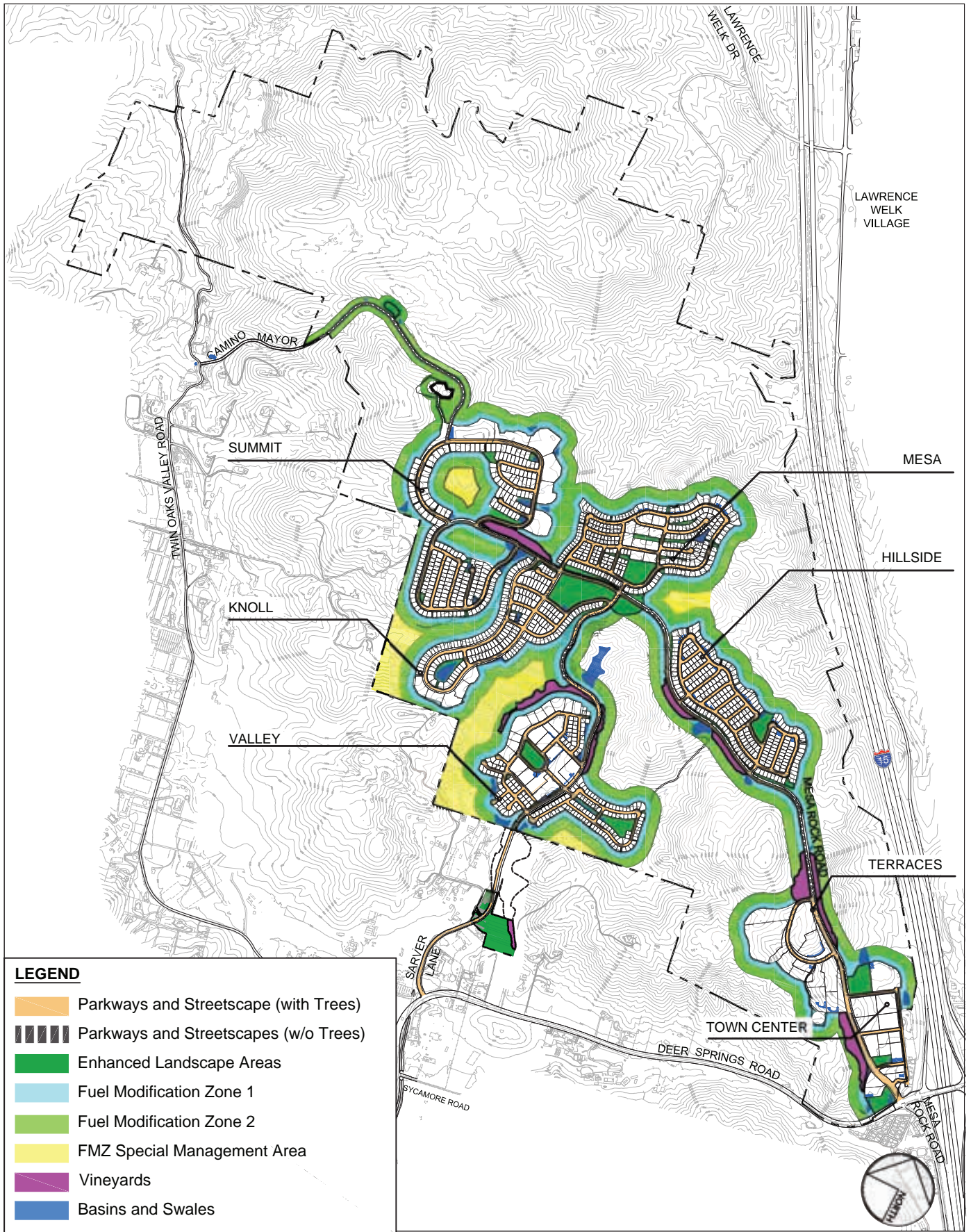


FIGURE 55
Landscape Concept Plan

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</i> 'Marina'	Marina Strawberry Tree
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Lyonothamnus floribundus</i>	Catalina Ironwood
<i>Parkinsonia</i> x 'Desert Museum'	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</i> 'Molate'	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</i> x <i>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</i> x Carpet Rose	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



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 57 Plant Character Images - Parkways and Streetscapes

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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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

Newland Sierra Specific Plan

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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 59 Plant Character Images - Basins and Swales

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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VINEYARDS

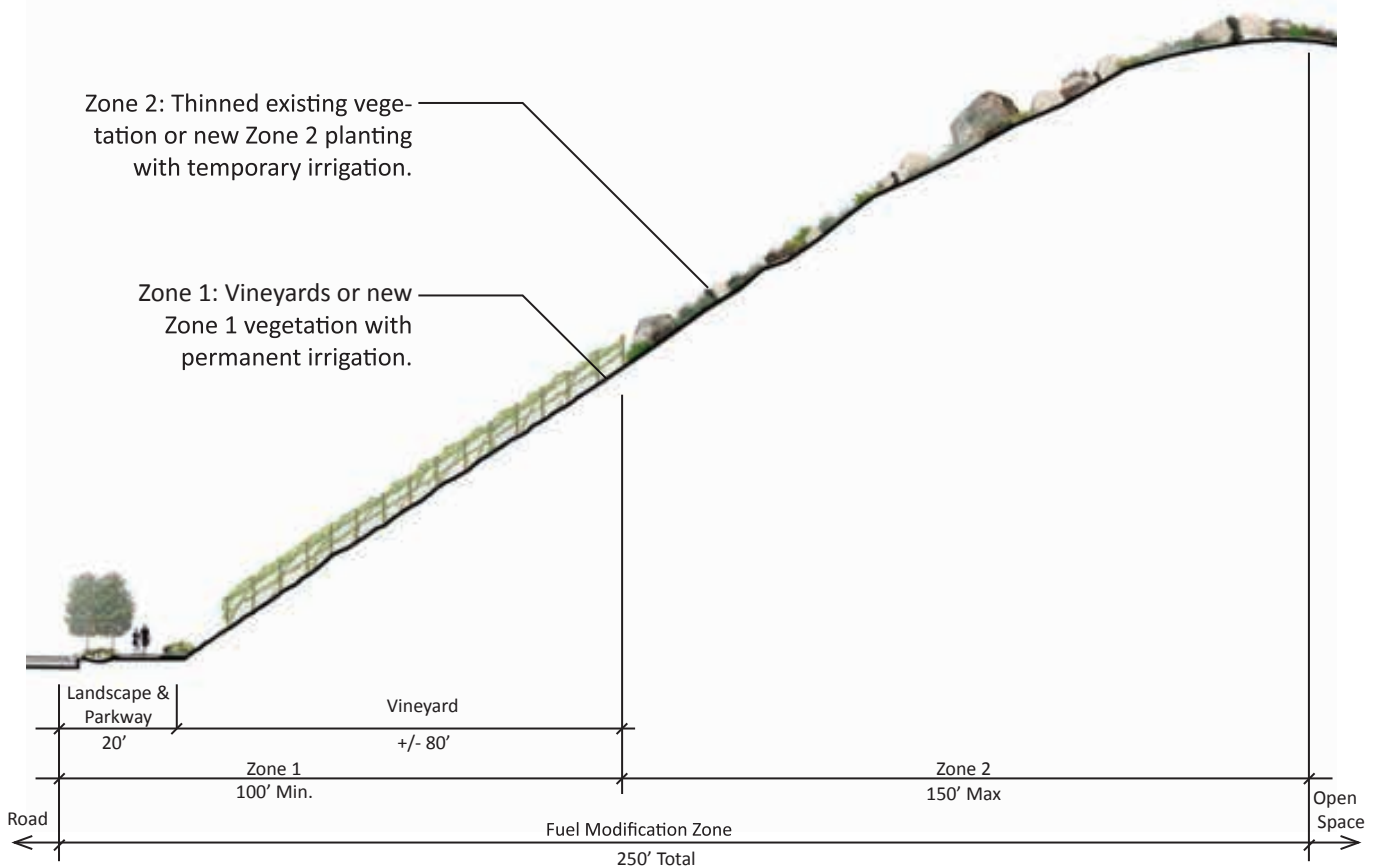
Note: Grape varieties should be selected in response to soil conditions, sun exposure, and other microclimatic conditions, as well as the anticipated demand/popularity for use in local wine production. Vineyard planting is acceptable within fuel modification zones 1 and 2.

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

Newland Sierra Specific Plan

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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 61 Plant Character Images - Vineyards

Newland Sierra Specific Plan

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

Newland Sierra Specific Plan

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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 63 Plant Character Images - Enhanced Landscape Areas

Newland Sierra Specific Plan

Newland Sierra Specific Plan

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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

Newland Sierra Specific Plan

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Zone 1 - Fire resistant plantings along trail



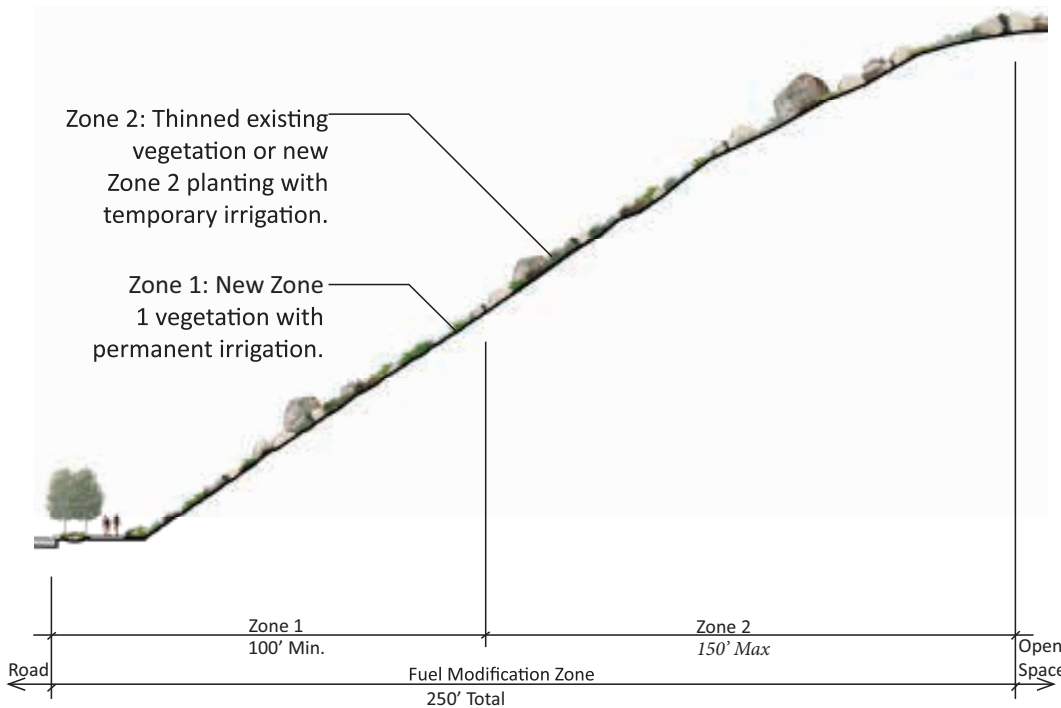
Zone 2 - Fire resistant plantings along trail



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

Newland Sierra Specific Plan

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