



# NEWLAND SIERRA SPECIFIC PLAN

GPA-15-001, SP-15-001, REZ-15-001, TM-5597, ER-15-08-001

UPDATED SEPTEMBER 2018



Prepared by:  
**NEWLAND SIERRA LLC**  
4790 Eastgate Mall, Suite 150  
San Diego, California 92121  
**Contact: Rita Brandin**

Prepared for:  
**COUNTY OF SAN DIEGO**  
**PLANNING AND DEVELOPMENT SERVICES**  
5510 Overland Avenue  
San Diego, California 92123  
**Contact: Ashley Smith**



**NEWLAND SIERRA  
SPECIFIC PLAN**

*Prepared for:*

**County of San Diego**  
**Planning & Development Services**  
5510 Overland Avenue  
San Diego, California 92123  
*Contact: Ashley Smith*

*Prepared by:*

**Newland Sierra LLC**  
4790 Eastgate Mall, Suite 150  
San Diego, California 92121  
*Contact: Rita Brandin*

**JUNE 2017**  
***(UPDATED SEPTEMBER 2018)***



### Summary of Specific Plan Text Changes

Section (Page)	Change	Reason for Change
Section 1.2.1 (pg. 4)	Corrected number of single-family homes from 1,040 to 1,140	Prior error in report
Section 2.4 (pg. 47)	Updated the third commute/travel strategy to be more specific about the type of shuttle service that the project would provide	Clarification
Section 2.4 (pg. 48)	Updated the twelfth commute/travel strategy to clarify that the future transit stops/stations could also be located within the project's Town Center	Clarification
Section 2.4 (pg. 48)	Updated the third commute services for employees strategy to clarify that the demand-responsive shuttle service could also provide service to the San Marcos Civic Center	Clarification

# Newland Sierra Specific Plan

---

## TABLE OF CONTENTS

<b><u>Chapters and Sections</u></b>	<b><u>Page No.</u></b>
<b>1 INTRODUCTION.....</b>	<b>1</b>
1.1 Purpose of the Specific Plan .....	1
1.2 Project Description.....	2
1.2.1 Residential Component.....	4
1.2.2 Commercial Component .....	4
1.2.3 Biological Open Space Components .....	4
1.2.4 School Site .....	5
1.2.5 Parks, Community Open Space, and Other Facilities.....	5
1.3 Project Setting.....	5
1.3.1 Physical Setting.....	5
1.3.2 Environmental Resources .....	6
1.3.3 Existing Land Use.....	7
1.4 Relationship to General Plan .....	8
1.5 Land Use Regulations .....	8
1.5.1 Existing Land Use Element Regional Category .....	8
1.5.2 Proposed Land Use Element Regional Category.....	8
1.5.3 Existing Community Plan Land Use Designations.....	8
1.5.4 Proposed Community Plan Land Use Designations .....	8
1.5.5 Existing Zoning.....	9
1.5.6 Proposed Zoning.....	9
1.5.7 Existing I-15 Design Corridor Map (in I-15 Corridor Scenic Preservation Guidelines).....	9
1.5.8 Proposed I-15 Design Corridor Map (I-15 Corridor Scenic Preservation Guidelines).....	10
1.6 Yield Analysis.....	10
1.6.1 Existing Land Use Designations.....	10
1.6.2 Proposed Land Use Designations .....	11
1.7 Development Approvals Required.....	12
<b>2 SPECIFIC PLAN FRAMEWORK .....</b>	<b>37</b>
2.1 Specific Plan Goals and Policies.....	38
2.1.1 Land Use Goals.....	38
2.1.2 Land Use Policies .....	38
2.1.3 Sustainable Planning and Design Goal .....	39
2.1.4 Sustainable Planning and Design Policies .....	39
2.1.5 Circulation Goal.....	39

# Newland Sierra Specific Plan

---

## TABLE OF CONTENTS (CONTINUED)

<b><u>Chapters and Sections</u></b>	<b><u>Page No.</u></b>
2.1.6 Circulation Policies .....	39
2.1.7 Open Space and Conservation Goal .....	40
2.1.8 Open Space and Conservation Policies.....	40
2.1.9 Public Services and Infrastructure Goal .....	40
2.1.10 Public Services and Infrastructure Policies.....	40
2.2 Land Use Plan .....	41
2.2.1 Village Core Mixed-Use Development .....	41
2.2.2 Residential Development .....	41
2.3 Circulation Plan .....	43
2.3.1 Mesa Rock Road .....	44
2.3.2 Sarver Lane .....	44
2.3.3 Camino Mayor .....	45
2.3.4 On-Site Residential Streets .....	45
2.3.5 Off-Site Mitigation Requirements .....	45
2.4 Transportation Demand Management.....	47
2.5 Open Space and Conservation .....	49
2.6 Infrastructure and Public Facilities .....	50
2.6.1 Water Service.....	50
2.6.2 Wastewater Service.....	50
2.6.3 Stormwater Facilities .....	50
2.6.4 Natural Gas and Electricity.....	51
2.6.5 Fire Safety.....	51
2.6.6 Schools.....	53
2.6.7 Wireless Facilities .....	53
<b>3 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.....</b>	<b>105</b>
3.1 Community Design Framework.....	105
3.2 Mobility Network.....	107
3.2.1 Off-Site Circulation Plan .....	107
3.2.2 On-Site Circulation Plan.....	107
3.3 Zoning Requirements.....	111
3.3.1 General Commercial/Residential (C34).....	111
3.3.2 Single Family Residential (RS) .....	113
3.3.3 Limited Agriculture (A70).....	116
3.3.4 Open Space (S80) .....	117

# Newland Sierra Specific Plan

---

## TABLE OF CONTENTS (CONTINUED)

<b><u>Chapters and Sections</u></b>	<b><u>Page No.</u></b>
3.4 Community-Wide Development Standards and Guidelines .....	117
3.4.1 Architectural Character .....	118
3.4.2 Landscape Character .....	118
3.4.3 Sustainable Design .....	119
3.4.4 Monumentation and Project Signage .....	120
3.4.5 Pedestrian and Bicycle Connectivity .....	121
3.4.6 Grading and Drainage .....	122
3.4.7 Site Lighting .....	122
3.4.8 Community Walls and Fences .....	123
3.4.9 Site Furniture .....	123
3.5 Commercial Development Standards and Design Guidelines .....	124
3.5.1 Site Design/Building Placement .....	124
3.5.2 Parking .....	125
3.5.3 Architectural Design .....	126
3.5.4 Outdoor Dining .....	126
3.5.5 Service, Utilities, Trash, and Storage .....	127
3.5.6 Drive-Through Facilities .....	127
3.5.7 Plaza Areas and Open Space .....	127
3.5.8 Signage .....	128
3.6 Residential Development Standards and Design Guidelines .....	128
3.6.1 Neighborhood Design .....	128
3.6.2 Parking .....	129
3.6.3 Service and Utility Areas .....	129
3.6.4 Architectural Style .....	130
3.6.5 Variety and Aesthetic Quality .....	130
3.6.6 Sustainable Design .....	130
3.6.7 Roofs .....	131
3.6.8 Garages .....	131
3.6.9 Colors and Materials .....	131
3.6.10 Doors, Windows, and Entries .....	132
3.6.11 Exterior Lighting .....	132
3.6.12 Community Facilities .....	132
3.7 Landscape Standards and Design Guidelines .....	132
3.7.1 Planting Standards and Design Guidelines .....	133
3.7.2 Plant Zones .....	134



# Newland Sierra Specific Plan

## TABLE OF CONTENTS (CONTINUED)

<b><u>Chapters and Sections</u></b>	<b><u>Page No.</u></b>
3.7.3 Plant Palettes .....	134
3.7.4 Plant Substitutions .....	137
3.7.5 Erosion Control.....	138
3.7.6 Park Standards and Design Guidelines .....	138
3.7.7 Park Land Dedication Ordinance.....	139
3.7.8 Park Land Dedication Ordinance Satisfaction.....	139
3.7.9 Park Types by Neighborhood .....	141
3.7.10 Pathway and Trail Standards and Design Guidelines .....	144
3.7.11 Pathway and Trail Types .....	145
<b>4 IMPLEMENTATION .....</b>	<b>241</b>
4.1 Project Phasing & Subsequent Government Actions.....	241
4.1.2 Subsequent Governmental Actions.....	241
4.1.3 Other Regulatory Actions & Agreements.....	242
4.2 Amending the Specific Plan.....	243
4.2.1 Minor Modifications .....	243
4.2.2 Other Revisions.....	244
4.2.3 Formal Amendments.....	245
4.2.4 Planning Areas: Allocation and Transfer of Residential Units.....	245
4.3 Mitigation Monitoring and Reporting Program.....	245
4.4 Public Facilities / Infrastructure.....	245
4.4.1 Required Facilities and Maintenance.....	246
4.4.2 Public Facilities Maintenance and Public Services Plan .....	249
<b>5 GENERAL PLAN CONFORMANCE .....</b>	<b>253</b>
5.1 San Diego County General Plan .....	253
5.1.1 Guiding Principles .....	253
5.2 Land Use Element.....	259
5.3 Mobility Element .....	260
5.4 Conservation and Open Space Element.....	261
5.5 Housing Element.....	262
5.6 Safety Element .....	263
5.7 Noise Element.....	264
<b>6 REFERENCES.....</b>	<b>265</b>

# Newland Sierra Specific Plan

---

## TABLE OF CONTENTS (CONTINUED)

### Page No.

### FIGURES

1	Regional Location Map.....	15
2	Vicinity Map.....	17
3	Aerial Map and Surrounding Land Uses .....	19
4	Existing Regional Land Use Categories .....	21
5	Proposed Regional Land Use Categories.....	23
6	Existing Community Plan Land Use Designations.....	25
7	Proposed Community Plan Land Use Designations .....	27
8	Existing Zoning.....	29
9	Proposed Zoning .....	31
10	Existing North County Metropolitan I-15 Design Corridor .....	33
11	Proposed North County Metropolitan I-15 Design Corridor .....	35
12	Specific Plan Map .....	55
13	Town Center Plan .....	57
14	Road Sections Key Map.....	59
15	Public Modified Boulevard with Raised Median.....	61
16	Public Modified Boulevard with Intermittent Turn Lane .....	63
17	Public Modified Light Collector with No Median.....	65
18	Public Modified Light Collector with Reduced Shoulder .....	67
19	Public Residential Collector .....	69
20	Public Modified Residential Collector.....	71
21	Public Modified Residential Collector.....	73
22	Public Residential Road.....	75
23	Public Modified Residential Road .....	77
24	Public Modified Residential Road with Parkway .....	79
25	Public Residential Loop.....	81
26	Public Modified Residential Road .....	83
27	Public Modified Residential Road with Parkway .....	85
28	Camino Mayor–Public Modified Residential Street with Pathway .....	87
29	Camino Mayor–Private Modified Hillside Residential Street .....	89
30	Private Street.....	91
31	Biological Open Space.....	93
32	Water Supply .....	95
33	Sewer Collection System .....	97
34	Fuel Modification Zone Exhibit.....	99

# Newland Sierra Specific Plan

---

## TABLE OF CONTENTS (CONTINUED)

	<b><u>Page No.</u></b>
35	Typical Fuel Modification Zone Configuration and Width.....101
36	School District Boundaries .....103
37	Commercial Building Setbacks.....147
38	Large Lot SFD Standards.....149
39	Small Lot SFD Standards.....151
40	Grade Adaptive SFD Clusters.....153
41	Family Cluster Standards .....155
42	Paseo Clusters .....157
43	Active Adult Clusters.....159
44	Grade-Adaptive Townhomes .....161
45	Row Townhomes .....163
46	Townhome Clusters .....165
47	Architectural Character .....167
48	Architectural Character .....169
49	Sustainable Design.....171
50	Typical Community Entry Sign .....173
51	Typical Neighborhood Entry Monument.....175
52	Typical Park Entry Monument and Trail Marker .....177
53	Public Park Monument Sign .....179
54	Conceptual Commercial Site Plan .....181
55	Landscape Concept Plan .....183
56	Plant Palette – Parkways and Streetscapes .....185
57	Plant Character Images – Parkways and Streetscapes .....187
58	Plant Palette – Basins and Swales.....189
59	Plant Character Images – Basins and Swales .....191
60	Plant Palette – Vineyards .....193
61	Plant Character Images – Vineyards.....195
62	Plant Palette – Enhanced Landscape Areas .....197
63	Plant Character Images – Enhanced Landscape Areas .....199
64	Plant Palette – Fuel Modification .....201
65	Plant Character Images – Fuel Modification .....203
66	Park and Trail Plan.....205
67	P1 – Oak Grove Park .....207
68	P2 – Village Green.....209
69	P3 – Joint Use Park.....211

# Newland Sierra Specific Plan

---

## TABLE OF CONTENTS (CONTINUED)

	<b><u>Page No.</u></b>
70	P4 – Hillside Mini Park.....213
71	P5 – Hillside Heights .....215
72	P6 – Mesa Mini Park.....217
73	P7 – Mesa Park .....219
74	P8 – Summit Mini Park.....221
75	P9 – Saddleback Park.....223
76	P10 – Knoll Mini Park .....225
77	P11 – Peak’s Park .....227
78	P12 – Valley Green.....229
79	P13 – Creekside Park .....231
80	P14 – Sierra Farms.....233
81	Typical Pocket Parks and Typical Overlooks.....235
82	Community Pathways and Trails .....237
83	Open Space Trails .....239
84	Phasing Plan.....251

## TABLES

1	Commercial and Residential Yield Analysis (Existing Land Use Regulations).....11
2	Yield Analysis (Proposed Land Use Regulations).....11
3	Land Use Summary.....43
4	General Commercial/Residential (C34) Zone Box.....111
5	C34 Lot Size & Setback Schedule .....113
6	Single Family Residential (RS) Zone Box.....114
7	Single Family Residential (RS) Lot Size and Setback Schedule .....115
8	Limited Agriculture (A70) Zone Box .....116
9	Limited Agriculture (A70) Setback Schedule.....117
10	Open Space (S80) Zone Box.....117
11	Park Planning Areas.....139
12	Park Summary.....140
13	Public Facilities Maintenance and Public Services Financing Mechanisms and Responsible Parties .....249

# Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK

## ACRONYMS AND ABBREVIATIONS

Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
CFD	Community Facilities District
County	County of San Diego
DSFPD	Deer Springs Fire Protection District
EIR	environmental impact report
GHG	greenhouse gas
HOA	homeowner's association
I-15	Interstate 15 Freeway
MMRP	Mitigation Monitoring and Reporting Program
MRZ	Mineral Resource Zone
NCTD	North County Transit District
PDS	Planning & Development Services
PLDO	Park Land Dedication Ordinance
RMP	Resource Management Plan
SANDAG	San Diego Association of Governments
SDCZO	San Diego County Zoning Ordinance
SR	State Route
SWQMP	Stormwater Quality Management Plan
TDM	Transportation Demand Management
VWD	Vallecitos Water District
Water Authority	San Diego County Water Authority

# Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK

# 1 Introduction







# Newland Sierra Specific Plan

---

## 1 INTRODUCTION

### 1.1 Purpose of the Specific Plan

The Newland Sierra Specific Plan (Specific Plan) outlines the land use, circulation, energy, water, and transportation strategies; the open space and conservation strategy; the infrastructure and public facilities strategy; the development standards and design guidelines; and the implementation program necessary to achieve the orderly and compatible, environmentally sustainable development and long-term native habitat conservation associated with the proposed Newland Sierra Project (hereafter referred to as “project,” “proposed project,” or “Community”). The project is a proposed highly amenitized planned community of residential, commercial, educational, park, and open space uses situated within the unincorporated area of the County of San Diego (County). The project’s Specific Plan facilitates quality, environmentally sustainable development coupled with environmentally sustainable strategies and long-term conservation and dedication of substantial natural open space consistent with the goals and policies of the County’s General Plan, and the applicable local, state, and federal regulatory framework.

The project, uniquely situated in proximity to surrounding urban North San Diego County municipalities, including San Marcos, Escondido, Vista, Oceanside, and Carlsbad, is a new planned, highly amenitized community that implements transit and other mobility alternatives to reduce automobile trips, minimizes water and energy demand, implements key infrastructure improvements to the surrounding road network, and provides significant new funding for public services that will benefit the communities around the project Site while creating an interrelated community to live, work, play, and shop.

By retaining or enhancing important natural resources and implementing other environmentally sustainable strategies, the project will be the first large-scale planned community in San Diego County to achieve a 100 percent reduction in the project’s construction and operational greenhouse gas (GHG) emissions through the life of the project. To achieve this goal, this Specific Plan implements design features and strategies that exceed applicable land use requirements for comparable projects.

This Specific Plan has been prepared pursuant to the provisions of California Government Code Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt specific plans by resolution or ordinance. The law allows for the preparation, adoption, and amendment of Specific Plans, as may be required for the systematic execution of a General Plan. This Specific Plan outlines the permitted land uses and densities, maximum residential units, required public facilities, and standards and strategies to implement the project in a manner that achieves compliance with applicable County policies and regulations.

# Newland Sierra Specific Plan

---

It also provides the guidelines for preparation of the project's subdivision and improvement plans, and contains the development regulations and design standards for the various land uses planned within the project Site.

Refinements such as final road and trail grades and alignments; minor changes in planning area configuration, setbacks, architecture, and private parks; and minor adjustments to pad elevations and lot layouts are anticipated during development of final engineering plans (e.g., 40-scale and precise grading plans), Final Maps, and Site Plans. Such refinements, with approval of the Director of Planning & Development Services (PDS), will not require amendments to this Specific Plan, provided the number of residential dwelling units is not exceeded and the overall character of the Specific Plan is maintained. Discretionary project approvals submitted concurrently with the Specific Plan include a General Plan Amendment, Rezone, and Tentative Map/Preliminary Grading Plan.

## 1.2 Project Description

The applicant for this Specific Plan is Newland Sierra, LLC. The project is a proposed planned community of residential, commercial, educational, park, and open space uses on 1,985 acres with associated improvements to infrastructure and public facilities within the unincorporated area of North San Diego County. The project has been designed in accordance with the County General Plan Community Development Model. The majority of the project Site is within the community of Twin Oaks, which is part of the larger North County Metropolitan Subregional Plan area, and a portion is within the Bonsall Community Plan area (refer to Section 1.5, Land Use Regulations). The Specific Plan includes a residential component consisting of 2,135 single-family and multi-family dwelling units, which equates to an overall density of 1.08 dwelling units per acre over the entire 1,985 acres (the project Site). The County General Plan Community Development Model (County of San Diego 2011a) guided the design and development pattern of the seven interrelated neighborhoods (also referred to as "planning areas"), with the highest densities and greatest diversity of land uses located in the project's Town Center neighborhood and the lowest densities located in the project's Summit neighborhood. The Town Center includes a maximum of 81,000 square feet of neighborhood-serving commercial uses, 95 multifamily housing units, a 6-acre school site, and park uses. The Community's remaining six neighborhoods include the balance of the project's housing units along with community open space, parks, scenic overlooks, bike lanes, community gardens and vineyards, and walkable trails and pathways.

The project includes defining attributes that make it the first of its kind in the County, including a commitment to carbon neutrality by offsetting 100 percent of the project's construction and operational GHG emissions through the life of the project. To achieve this goal, the project first implements a land use strategy that includes a balanced mix of land uses that connects the

## Newland Sierra Specific Plan

---

project's homes with retail, parks, the school site, and open space in a way that allows people to walk and bike around the Community instead of drive.

Fundamental to its land use strategy, the project strikes a balance by protecting the region's native habitats and landscapes while accommodating the region's need for housing to support the region's job growth. The project preserves and permanently dedicates approximately 1,209 acres of large, contiguous blocks of native habitat onsite. The project also maintains as Community open space an additional 235 acres of native habitat subject to fuel modification (thinning) but maintained as native habitat. Like the 1,209 acres of preserve onsite, this fuel modification zone will remain unirrigated. In total, the project preserves 1,656 acres of native habitat as preservation or open space (more than 83 percent of the project Site's total acreage and 75 percent of the project Site and off-site mitigation acreage combined).

In addition to the preservation and dedication of natural open space onsite and offsite, the project land use strategy preserves nearly three-quarters of the Site's existing landform, including the Site's more prominent geologic and topographic features. The project's internal network of roads and its interrelated neighborhoods fit within the existing topography and protect the Site's most prominent peaks and ridgelines by concentrating the project's development areas between these features. As a low-impact-development design feature, the project separates impermeable surfaces such as roads, parking areas, and sidewalks; integrate vegetated water quality basins throughout its various neighborhoods; and include a Community-wide network of vegetated swales along its internal roads that weave through its neighborhoods.

The project also includes high-quality parks and other amenities that enhance the quality of life of its residents and guests, including approximately 36 acres of community, neighborhood, and pocket parks linked by trails, pathways, and a network of bicycle-friendly streets, and community gardens and vineyards for residents and surrounding communities to enjoy.

Building off of its land use strategy, the project implements core sustainable development features, including solar on all residential units and a network of solar-powered street lights, low-water-use landscaping throughout the Community with restrictions on the use of turf, indoor pre-plumbing for greywater systems in all single-family residential homes, electric vehicle chargers in single-family garages and electric vehicle charging stations in commercial areas, and integration of community gardens and vineyards throughout the Community.

Building off of its land use strategy and core sustainable development features, the project implements a Transportation Demand Management (TDM) program that measurably reduces automobile trips, both internal and external to the Community. The TDM program includes a shuttle service that connects the project's residential neighborhoods to its Town Center and to the Escondido Transit Center; a Community-sponsored electric bike share program with bicycle

## Newland Sierra Specific Plan

---

stations throughout the Community; a fully integrated network of trails, pedestrian pathways, and bicycle lanes and routes that connect to each other and to outside the project Site; and other key TDM features that measurably reduce automobile trips and GHG emissions.

Recognizing the critical need for infrastructure and public services for the project and existing surrounding communities, the project also proposes improvements to the existing road network, including to Deer Springs Road, Twin Oaks Valley Road, high-volume intersections along Buena Creek Road, and the Interstate (I) 15/Deer Springs Road interchange. In addition to these direct improvements, the project also generates development impact fees for roads, schools, fire services, and sewer and water infrastructure, funds that are allocated to the long-term public infrastructure and capital facilities needs of the surrounding communities and the project.

The project's carbon neutrality and energy, water, and transportation-efficient requirements, combined with its balance of interrelated land uses, high level of preservation, and high-quality neighborhood design make the project a first in San Diego County.

### 1.2.1 Residential Component

The project's residential component includes a maximum of 2,135 homes, including 1,140 single-family homes and 995 multi-family homes. Of this total, 325 of the project's homes are age-qualified and located in the Mesa neighborhood. 2,040 of the project's homes are located in areas designated Semi-Rural 1 (SR-1) and zoned Single Family Residential (RS), and 95 homes are located in the higher-density Town Center, designated as Village Core Mixed Use (C-5) on the Community Plan Map and zoned General Commercial-Residential Use (C34). The Specific Plan's permitted density, determined by dividing the number of dwelling units by the gross acreage, is 1.08 residential dwelling units per acre.

### 1.2.2 Commercial Component

The 58.3-acre Town Center is located in the southeastern portion of the Community near the I-15 and Deer Springs Road interchange and the California Department of Transportation (Caltrans) park-and-ride lot. Within the Town Center, the Community will provide up to 81,000 square feet of commercial space, in addition to residential and other uses. This combined 58.3-acre area will be designated Village Core Mixed Use (C-5) and General Commercial-Residential (C34).

### 1.2.3 Biological Open Space Components

The project preserves 1,209 acres of biological open space (aka, native habitat preservation). This area will be designated Open Space-Conservation (OS-C) and zoned Open Space (S80) Use Regulations. The on-site and off-site preserve areas will be placed in conservation

## **Newland Sierra Specific Plan**

---

easements and preserved and managed as biological preserve areas by a preserve management entity, per the requirements of the project's on-site and off-site Resource Management Plans (see Appendix H of the project's EIR). The project would provide the funding for preserve management through an endowment or other ongoing funding source such as a Maintenance Community Facilities District (CFD) to ensure that the preserve areas are protected and managed as open space in perpetuity.

### **1.2.4 School Site**

A 6-acre school site is reserved within the Town Center. This site will be designated C-5 and zoned C34.

### **1.2.5 Parks, Community Open Space, and Other Facilities**

Additional elements of the Community include 14 community and neighborhood parks and associated recreational facilities, including swimming pools, active fields, a dog park, and children's play equipment. The Community also includes five pocket parks; 16 overlooks; pathways and multi-use and single-track trails; bike lanes and routes; open space, including fuel modification areas, community gardens, and vineyards; and supporting infrastructure and amenities. These facilities are dispersed throughout the Community within and around the project's neighborhoods.

## **1.3 Project Setting**

### **1.3.1 Physical Setting**

The project Site is directly west of I-15, north of State Route (SR) 78, and south of SR-76, and falls predominantly within the larger North County Metropolitan Subregional Plan (North County Metro) area. The North County Metro area is composed of non-contiguous unincorporated areas interspersed among the cities of Escondido, San Diego, San Marcos, Vista, and Oceanside, with the most easterly portion adjacent to the unincorporated community of Valley Center. Within the vicinity of the project Site, the North County Metro area includes the communities of Hidden Meadows and Twin Oaks. Most of the project Site is located in the community of Twin Oaks, with a portion located in the Bonsall Community Plan area.

Located within the inland area of North San Diego County, the project Site is close to several North County cities. The cities of Escondido and San Marcos are approximately 1 mile south of the project Site, the city of Vista is approximately 3 miles west of the project Site, the city of Oceanside is approximately 5 miles northwest of the project Site, and the city of Carlsbad is approximately 7 miles southwest of the project Site, as shown in Figure 1, Regional Location Map. The project Site is bound by I-15 on the east, Deer Springs Road on the south, and Twin

## Newland Sierra Specific Plan

---

Oaks Valley Road on the west, with a small portion of the northwestern edge of the Site traversed by Twin Oaks Valley Road. Gopher Canyon Road is approximately 1.5 miles north of the Site's northern boundary and approximately 2.5 miles north of the development area, as shown in Figure 2, Vicinity Map.

### 1.3.2 Environmental Resources

The project Site is located within the northern portion of the Merriam Mountains, an approximately 8.5-mile-long narrow chain of low mountains generally running north/south, with a variety of east/west-trending ridgelines and scattered peaks. These mountains originate near the northern end of the city of Escondido and are bordered by Gopher Canyon Road to the north, I-15 to the east, and Twin Oaks Valley Road to the west. The project Site is situated on approximately 3 miles of the northern portion of the Merriam Mountains.

The project Site is located within the draft North County Subarea Plan area of the County's Multiple Species Conservation Program (MSCP) area. The draft North County MSCP regional habitat evaluation model categorizes the project Site as having mostly moderate value habitats with smaller areas of high-value and very-high-value habitats.

Vegetation onsite consists of large blocks of densely vegetated, senescent southern mixed chaparral with limited patches of Diegan coastal sage scrub, live oak woodlands, and southern willow scrub. Due to the dense nature of the chaparral covering most of the Site, wildlife movement generally is confined to existing dirt roads.

Large granitic outcroppings and pinnacles commonly occur throughout this region and are a common occurrence within the project Site. The project contains undeveloped steep slopes and rock outcroppings that are visually prominent from the I-15 corridor. The south fork of Moosa Canyon Creek runs from the northern to northeastern vicinity of the Site. In addition, the area is a tributary to the San Luis Rey River (to the north) through the south fork of Gopher Canyon Creek. The San Luis Rey River is a riparian corridor containing woodland vegetation and rare and protected species. Tributaries to San Marcos Creek are also located in the vicinity and flow southwest toward Batiquitos Lagoon.

The project Site is located in two watersheds: the San Luis Rey and Carlsbad watersheds. The eastern and northern portions of the Site are located within the San Luis Rey watershed. The southern portion is located in the Carlsbad watershed. The project Site lies in the Moosa Hydrologic, Bonsall Hydrologic, and Twin Oaks Hydrologic Subareas. Natural topography of the Site is composed of hills and valleys dominated by rock outcroppings and moderate to steeply sloping terrain. Elevation ranges from approximately 660 feet above mean sea level near

## Newland Sierra Specific Plan

---

the northwestern limits at Twin Oaks Valley Road to approximately 1,750 feet above mean sea level in the west-central portion of the Site.

Approximately 55 percent of the Site contains Resource Protection Ordinance–defined steep slope lands. Prominent, generally east/west-trending ridgelines divide the Site into five drainage basins, which are tributaries to Moosa Canyon, Gopher Canyon, and San Marcos Creeks. Gopher Canyon Creek is located north of the project Site, and a small portion of the south fork of Gopher Canyon Creek runs southeast to northwest through the northwestern area, eventually meeting the San Luis Rey River. Both Gopher Canyon Creek and the San Marcos Mountains show favorable attributes as habitat and corridors for larger wildlife.

### 1.3.3 Existing Land Use

The project Site is primarily undeveloped. A number of dirt roads and trails provide access to existing parcels, including Vallecitos Water District (VWD) service roads that provide access to existing potable water facilities (e.g., water transmission lines and tanks) found on and near the Site. In the northwest portion of the Site is the San Diego County Water Authority’s (Water Authority) aqueduct, which is part of a regional system of water transmission pipelines the Water Authority uses to transfer water to its member agencies and between various reservoirs around the County.

Portions of the Site have been and continue to be used for various unauthorized uses, including horseback riding, hiking, mountain biking, off-roading, motorcycling, shooting, and illegal dumping. The northwest portion of the Site contains an abandoned quarry, fronting Twin Oaks Valley Road, and an abandoned private landing strip in the north-central portion of the Site.

Surrounding land uses north, west, and south of the Site include single-family and semi-rural residential development, including small farms and ranches. Many of the prominent ridges and valleys surrounding the Site are developed with existing homes. Lawrence Welk Village, Champagne Village, and the community of Hidden Meadows are located to the east of the project Site, across I-15. South of the Site is the Deer Springs Oak Mobile Home Estates, Golden Door Luxury Resort and Spa (owned and operated by Golden Door Properties LLC), and residential development along the border of the city of San Marcos and the unincorporated portion of the County of San Diego, as shown in Figure 3, Aerial Map and Surrounding Land Uses.

The project Site includes areas designated by the State Geologist under the California Department of Conservation as Mineral Resource Zone (MRZ)-2, which are areas that contain identified mineral resources, and areas designated as MRZ-3, which are areas of undetermined mineral resource significance (Department of Conservation 1999). Approximately 650 acres of the project Site are classified as MRZ-2 and the remainder, approximately 1,335 acres, is classified



## **Newland Sierra Specific Plan**

---

as MRZ-3. These resource designations result from the presence of crystalline and metavolcanic rocks, that, when crushed to appropriate sizes, are considered suitable as aggregate for the construction of roads, concrete structures, and the like (Department of Conservation 1996).

### **1.4 Relationship to General Plan**

The County General Plan, the North County Metropolitan Subregional Plan, and the Bonsall Community Plan provide the overall planning policy framework for the Specific Plan. Chapter 5 of this Specific Plan provides a detailed analysis demonstrating how and why the Specific Plan is consistent with the goals and policies of the County General Plan. This Specific Plan is intended to further implement the policies of these documents as set forth in the standards and guidelines provided herein.

### **1.5 Land Use Regulations**

#### **1.5.1 Existing Land Use Element Regional Category**

The project Site lies within the North County Metropolitan Plan area and Bonsall Community Plan area, as shown in Figure 4, Existing Regional Land Use Categories. The existing General Plan Regional Category for the project Site is Village, Semi-Rural, and Rural Lands (County of San Diego 2011b). The project Site includes 1,888 acres in the North County Metropolitan Plan area and 97 acres in the Bonsall Community Plan area.

#### **1.5.2 Proposed Land Use Element Regional Category**

The General Plan Amendment proposes to amend the Regional Land Use Element Map to change a portion of the Rural Lands in the North County Metropolitan Plan area to Semi-Rural (see Figure 5, Proposed Regional Land Use Categories). The Village regional category designation will remain unchanged from its existing configuration. The Rural Lands Regional Category will be retained in the Bonsall Community Plan area.

#### **1.5.3 Existing Community Plan Land Use Designations**

The 1,888 acres within the North County Metropolitan Plan area currently have four land use designations: General Commercial (4.6 acres), Office Professional (53.6 acres), Semi-Rural 10 (19.6 acres), and Rural Land 20 (1,810.8 acres) (County of San Diego 2011c). The 97 acres in the Bonsall Community Plan area are designated Rural Lands 20 (County of San Diego 2011d), as shown in Figure 6, Existing Community Plan Land Use Designations.

#### **1.5.4 Proposed Community Plan Land Use Designations**

The General Plan Amendment proposes to amend the North County Metropolitan Subregional Plan Map to change the General Commercial, Office Professional, Semi-Rural 10, and Rural

## Newland Sierra Specific Plan

---

Land 20 designations. These designations would be changed to Village Core Mixed Use (C-5), Semi-Rural 1 (SR-1) (1 unit per 1, 2, or 4 gross acres depending on slope), and Open Space – Conservation (OS-C) (see Figure 7, Proposed Community Plan Land Use Designations). A portion of the Site (Sierra Farms) located along Sarver Lane will remain under its current designation of Semi-Rural 10 (SR-10) (1 unit per 10 or 20 gross acres depending on slope). The General Plan Amendment would add language to the North County Metropolitan Subregional Plan describing the Specific Plan. The General Plan Amendment would designate all on-site land within the Bonsall Community Plan area as Open Space-Conservation (OS-C).

### **1.5.5 Existing Zoning**

The 1,888 acres within the North County Metropolitan Subregional Plan area are currently zoned General Commercial (C36), Office Professional (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S82), and General Rural (S92) Use Regulations (County of San Diego 2011c). The 97 acres within the Bonsall Community Plan area are currently zoned Rural Residential (RR) (County of San Diego 2011d). These existing zoning designations are shown in Figure 8, Existing Zoning.

### **1.5.6 Proposed Zoning**

To implement the proposed changes resulting from the General Plan Amendment, the zoning will be changed to General Commercial/Residential (C34), Single Family Residential (RS), and Open Space (S80), as shown in Figure 9, Proposed Zoning. The portion of the project Site immediately adjacent to Sarver Lane will retain the Limited Agriculture (A70) zoning.

### **1.5.7 Existing I-15 Design Corridor Map (in I-15 Corridor Scenic Preservation Guidelines)**

The I-15 Corridor Subregional Plan is Appendix C of the North County Metropolitan Subregional Plan and it contains the goals and policies related to scenic preservation, land use, public services and facilities, circulation, conservation, coordination (with adjacent jurisdictions), and plan implementation within the I-15 corridor. Attached to the I-15 Corridor Subregional Plan are the I-15 Corridor Scenic Preservation Guidelines which establish Site Design and Architectural Design standards that apply to the I-15 Design Corridor as depicted in the I-15 Design Corridor Map (County of San Diego 2011c).

The I-15 corridor extends approximately 20 miles from the Escondido city limits north to the Riverside County line. It contains the 0.5 acre to 2-mile viewshed area on either side of I-15, which generally is seen while driving along I-15. The “B” Design Review Area Special Designator is applied to properties within the I-15 Design Corridor, as shown in the I-15 Design Corridor Map. The eastern portion of the project Site has an existing “B” Special Area

## Newland Sierra Specific Plan

---

Designator, as shown in Figure 10, Existing North County Metropolitan I-15 Design Corridor. The “B” designator requires preparation of a Site Plan for any type of development permit, including building permits for single-family dwellings, in accordance with the Scenic Preservation Guidelines (County of San Diego 2011c). These Site Plans are reviewed by the I-15 Corridor Design Review Board for consistency with the Scenic Preservation Guidelines.

### **1.5.8 Proposed I-15 Design Corridor Map (I-15 Corridor Scenic Preservation Guidelines)**

The North County Metro I-15 Design Corridor Map in the I-15 Corridor Scenic Preservation Guidelines will be amended to include only the areas of the project Site visible from I-15, as shown in Figure 11, Proposed North County Metropolitan I-15 Design Corridor. Notwithstanding the amended North County Metro I-15 Design Corridor Map, Figure 11 and this Specific Plan define and govern the application of the “B” designator and I-15 Corridor Scenic Preservation Guidelines to the proposed project.

## **1.6 Yield Analysis**

### **1.6.1 Existing Land Use Designations**

The County Board of Supervisors adopted the General Plan Update in August 2011. The General Plan Update included a Land Use Element in which there are standards for calculating the gross density allowed on all property with Slope-Dependent land use designations (County of San Diego 2011b). Yield on Semi-Rural land is calculated per Table LU-2 in the Land Use Element. In this case, approximately 19.6 acres of the project Site are designated Semi-Rural 10, which allows one dwelling unit per 10 gross acres on land with slopes of less than 25 percent, and one dwelling unit per 20 gross acres on land with slopes greater than 25 percent (County of San Diego 2011b). Approximately 1,907 acres of the project Site is designated Rural Lands 20, which allows one dwelling unit per 20 gross acres. Maximum square footage for General Commercial (C-1) is calculated per Table LU-1 in the Land Use Element. Approximately 4.6 acres is designated General Commercial, which allows a maximum floor area ratio of 0.70 in areas designated Village. Approximately 53.6 acres is designated Office Professional (C-2), which allows a maximum floor area ratio of 0.80 in areas designated Village (County of San Diego 2011b). Figure 6, Existing Community Plan Land Use Designations, depicts the existing Land Use Designations. Table 1 estimates the yield of the existing Community Plan based on the Site’s existing land use designations as described herein.

# Newland Sierra Specific Plan

**Table 1**  
**Commercial and Residential Yield Analysis (Existing Land Use Regulations)**

Land Use	Acres	Allowable Density per General Plan	Number of Units/Square Feet
SR-10 (0%–25% slope)	19.6	1 dwelling unit/10 acres	5*
SR-10 (25%+)	0.0	1 dwelling unit/20 acres	0
RL-20	1,907.8	1 dwelling unit/20 acres	94
C-1	4.6	0.70 floor area ratio	140,263 square feet
C-2	53.6	0.80 floor area ratio	1,867,853 square feet
<b>Total</b>	<b>1,985 acres</b>	–	<b>99 dwelling units and 2,008,116 square feet</b>

\* One dwelling unit per parcel per existing legal lot  
SR-10 = Semi-Rural 10; RL-20 = Rural Land; C-1 = General Commercial; C-2 = Office Professional

## 1.6.2 Proposed Land Use Designations

The proposed Specific Plan Land Use Designations are Semi-Rural 1 (SR-1), Semi-Rural 10 (SR-10), Village Core Mixed Use (C-5), and Open Space-Conservation (OS-C). Approximately 701 acres of the Site will be designated SR-1, which allows one dwelling unit per 1 gross acre on land with slopes less than 25 percent, one dwelling unit per 2 gross acres on land with slopes of 25 percent to 50 percent, and one dwelling unit per 4 gross acres on land with slopes greater than 25 percent. Approximately 8.2 acres will retain the SR-10 designation, which allows one dwelling unit per 10 gross acres on land with slopes less than 25 percent, and one dwelling unit per 20 gross acres on land with slopes greater than 25 percent. Approximately 58.3 acres is designated Village Core Mixed Use (C-5), which allows 30 units per gross acre and a maximum commercial floor area ratio of 0.7. Approximately 1,209 acres of the Site is designated as OS-C, which allows zero residential density. Estimated yield of the proposed Specific Plan Land Use Designations are shown in Table 2.

**Table 2**  
**Yield Analysis (Proposed Land Use Regulations)**

Land Use	Acres	Number of Units / Square Feet
SR-1 (0%–25% slope)	248	248
SR-1 (25%–50%)	344	172
SR-1 (50%+)	109	27
SR-10 (0%–25%)	8.2	3*
SR-10 (25%+)	0	0
C-5	58.3	1,749 dwelling units and 1,777,684 square feet
OS-C	1,218.1	0
<b>Total</b>	<b>1,985</b>	<b>2,199 dwelling units and 1,777,684 square feet</b>

\* One dwelling unit per parcel per existing legal lot  
SR-1 = Semi-Rural 1; SR-10 = Semi-Rural 10; C-5 = Village Core Mixed Use; OS-C = Open Space-Conservation

## Newland Sierra Specific Plan

---

County General Plan Policy LU-1.8, Density Allocation on Project Sites, states that projects that have more than one land use designation and that are subject to a Specific Plan are allowed to transfer densities within a project site, even across land use designation boundaries, to provide flexibility in project design (County of San Diego 2011b).

In addition, although the Specific Plan designations allow for 2,199 dwelling units and 1,777,684 square feet of commercial use, the project is more restrictive because it proposes a maximum of 2,135 dwelling units and 81,000 square feet of commercial uses.

### 1.7 Development Approvals Required

The project application consists of the following components:

1. **General Plan Land Use Element Amendment:** revisions to Figure LU-1, General Plan Regional Categories Map (see Figures 4 and 5 of this Specific Plan).
2. **General Plan Land Use Map Appendix Changes:** revisions to Figure LU-A-2, Bonsall Land Use Map, Figure LU-A-12, North County Metro Land Use Map, and Figure LU-A-12.1, Twin Oaks Land Use Map (see Figures 6 and 7 of this Specific Plan).
3. **General Plan Mobility Element Amendment (Deer Springs Road Option A Only):** revisions to Table M-4 (“Road Segments Where Adding Travel Lanes is Not Justified”) to add the segment of Deer Springs Road between Sarver Lane and Mesa Rock Road.
4. **General Plan Mobility Element Appendix Changes (Deer Springs Road Option A Only):**
  - a. Revisions to Figure M-A-12 to change the bicycle classification of Deer Springs Road from a Class III Bike Route to a Class II Bike Lane and to change the road classification of Deer Springs Road from a 6.1 Prime Arterial classification to the following classifications:
    - i. 2.1B Community Collector classification (Sarver Lane to Mesa Rock Road)
    - ii. 4.1A Major Road classification (City of San Marcos Boundary to Sarver Lane) and (Mesa Rock Road to I-15 SB Ramps).
  - b. Revisions to the “Mobility Element Network—North County Metro Subregion Matrix” table to:
    - i. Add the segment of Deer Springs Road between Sarver Lane and Mesa Rock (LOS F)
    - ii. Delete the segment of Deer Springs Road between the I-15 NB Ramps and N. Centre City Parkway, as this segment is no longer failing in the County GP Buildout Scenario with Deer Springs Road reclassified.

## Newland Sierra Specific Plan

---

5. **General Plan Mobility Element Appendix Changes (Deer Springs Road Option B Only):** Revision to Figure M-A-12 to change the bicycle classification of Deer Springs Road from a Class III Bike Route to a Class II Bike Lane.
6. **North County Metropolitan Subregional Plan Amendments:**
  - a. Add new Chapter 7 (“Newland Sierra Specific Plan” Chapter);
  - b. Revise Figure 3, North County Metro Village Boundaries to reflect Sierra Project LU Designations;
  - c. Revise North County Metro I-15 Design Corridor Map (in the I-15 Corridor Scenic Preservation Guidelines of Appendix C, I-15 Corridor Subregional Plan) to reflect revised B Designator boundaries for Sierra Project (see Figures 10 and 11 of this Specific Plan).
7. **Specific Plan**
8. **Rezone:** changes to the base zoning of the project Site (see Figures 8 and 9 of this Specific Plan)
9. **Tentative Map/Preliminary Grading Plan**

This Specific Plan (text and map) provides a detailed discussion regarding proposed uses, locations, densities, and intensity of uses, and the infrastructure necessary to support the proposed uses. It also discusses the phasing and implementation of the project.

A rezone implements the uses authorized by the new General Plan designations and provides the additional detail necessary to implement the specific uses detailed in the Specific Plan text.

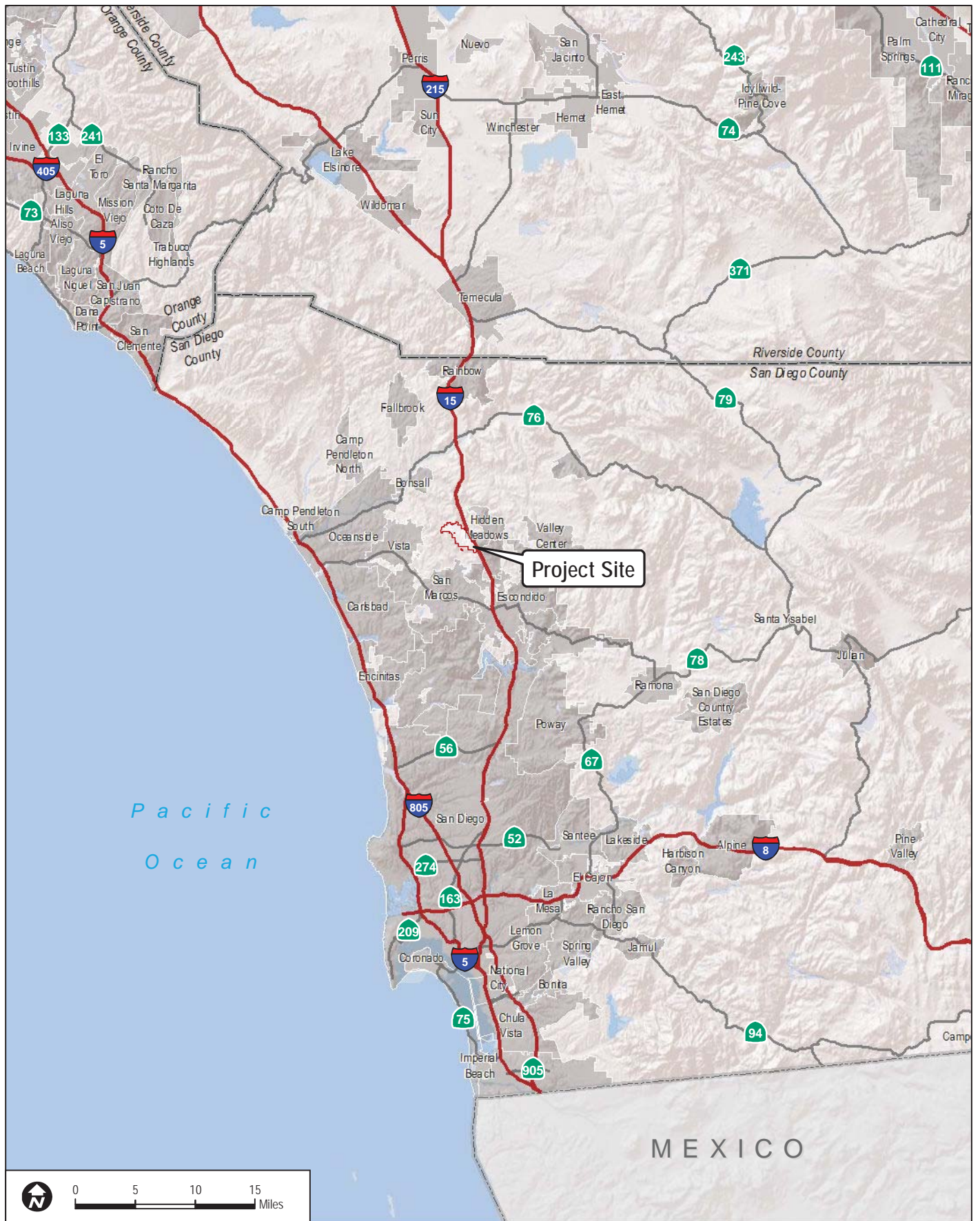
A Tentative Map lays out lot and easement configurations, grading, drainage facilities, utilities, and the road system for the entire project, serving as the blueprint for the creation of 1,296 parcels within the 1,985-acre project Site. The Tentative Map includes a Preliminary Grading Plan that identifies grading quantities and drainage facilities that will serve the entire Community. Buildout will occur in two phases over an approximately 10-year period. The grading plan depicts the preliminary grading for Phases 1 and 2.

Following the aforementioned development approvals, a Site Plan will be required per the “V” Setback Regulator and the “B” and “D” Special Area Regulations, included in the zoning. The purpose of the Site Plan is to implement the design standards required by the Specific Plan. Refer to Chapter 4, Implementation, of this Specific Plan for more detail on Site Plan requirements.

## Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK



**FIGURE 1**  
**Regional Location Map**

Newland Sierra Specific Plan



## Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK

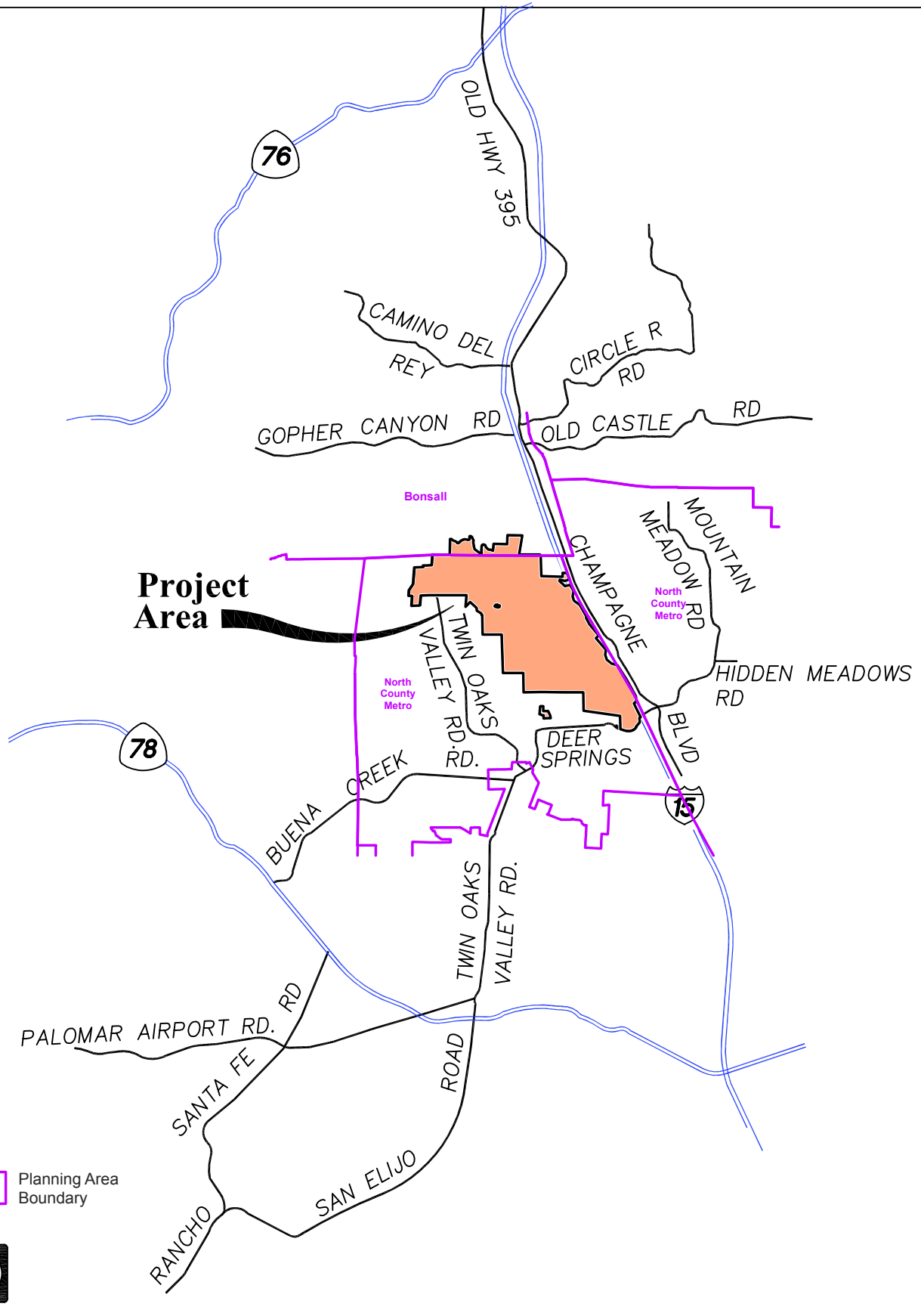


FIGURE 2  
**Vicinity Map**

## Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK

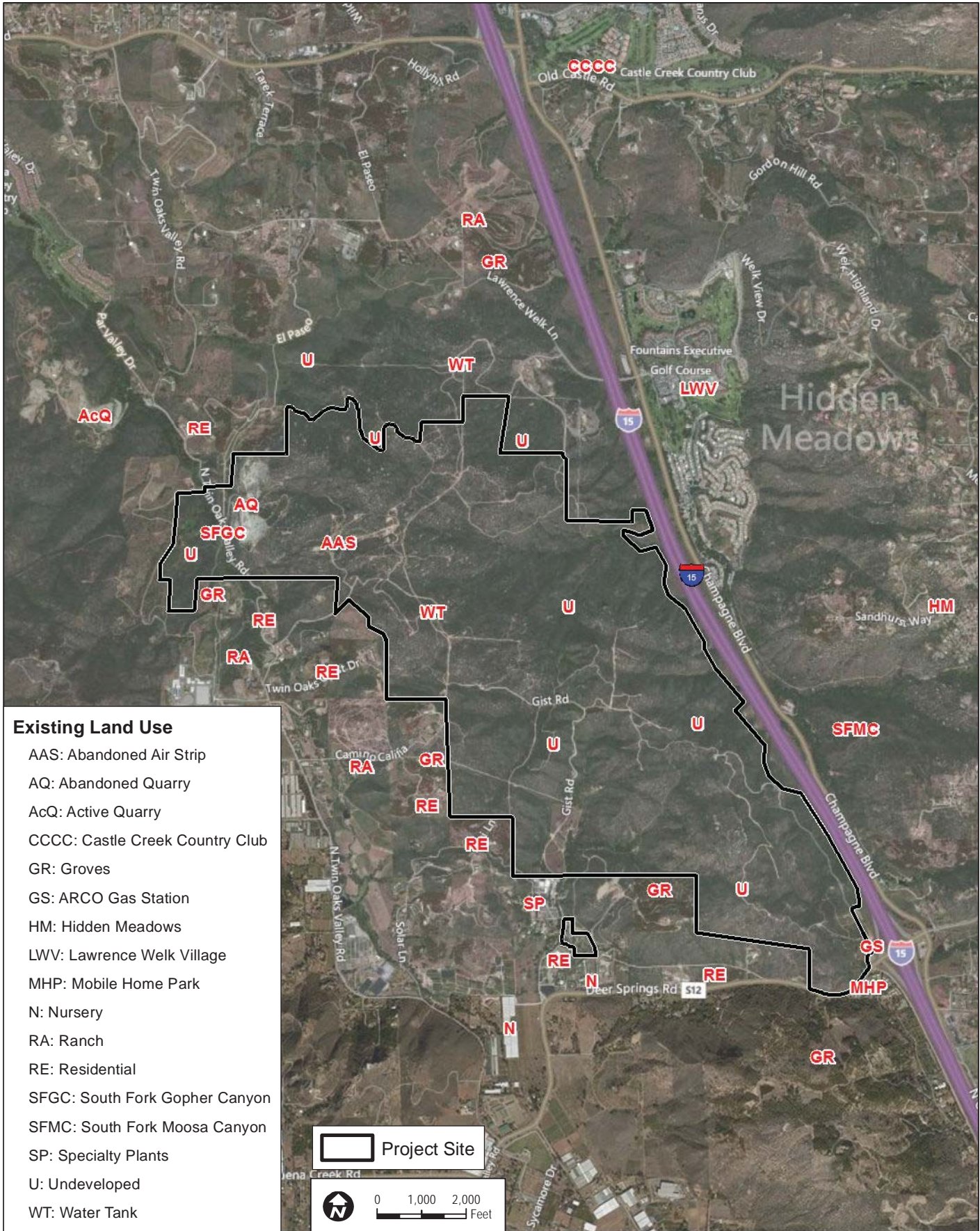
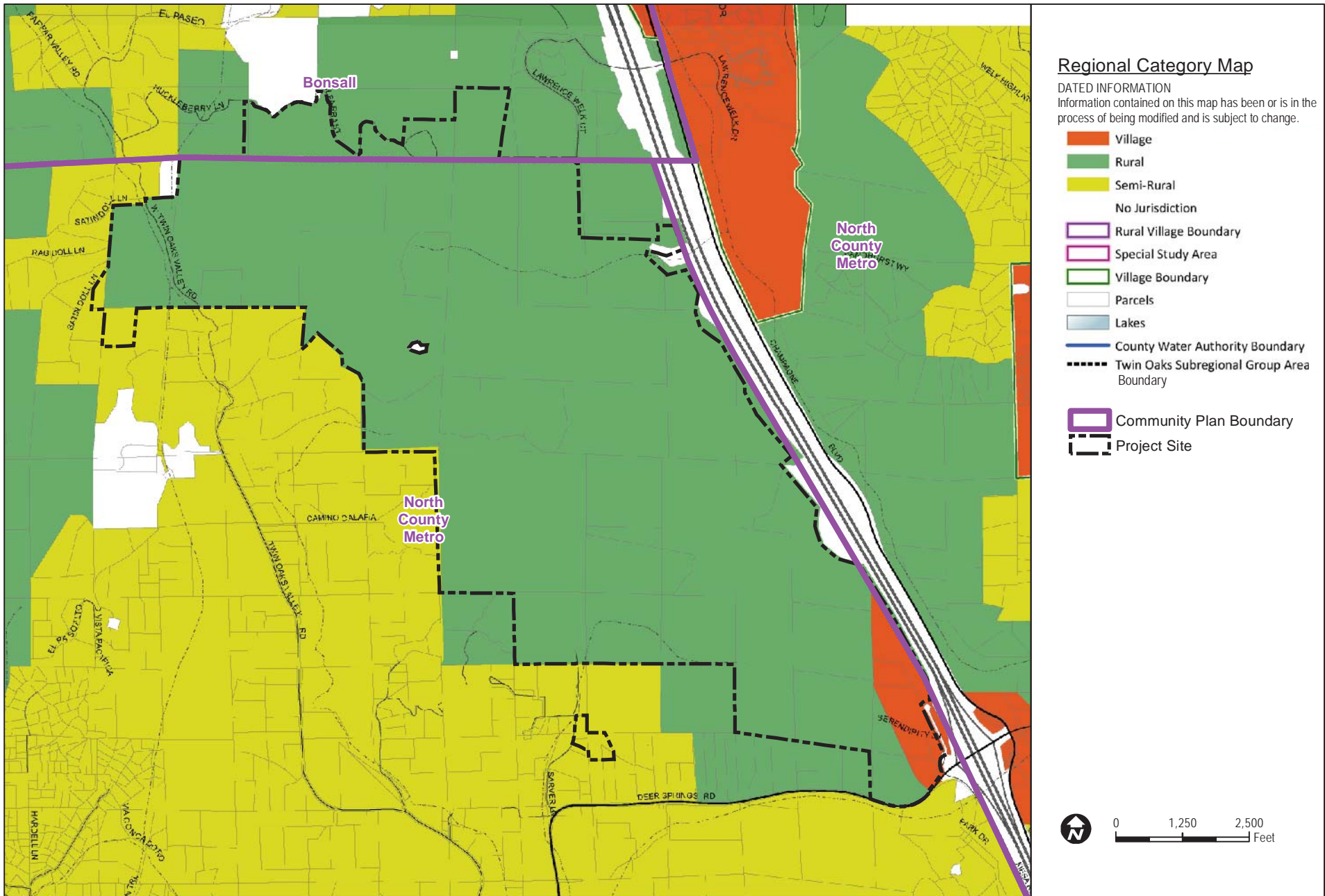


FIGURE 3  
**Aerial Map and Surrounding Land Uses**

## Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK



SOURCE: COUNTY OF SAN DIEGO

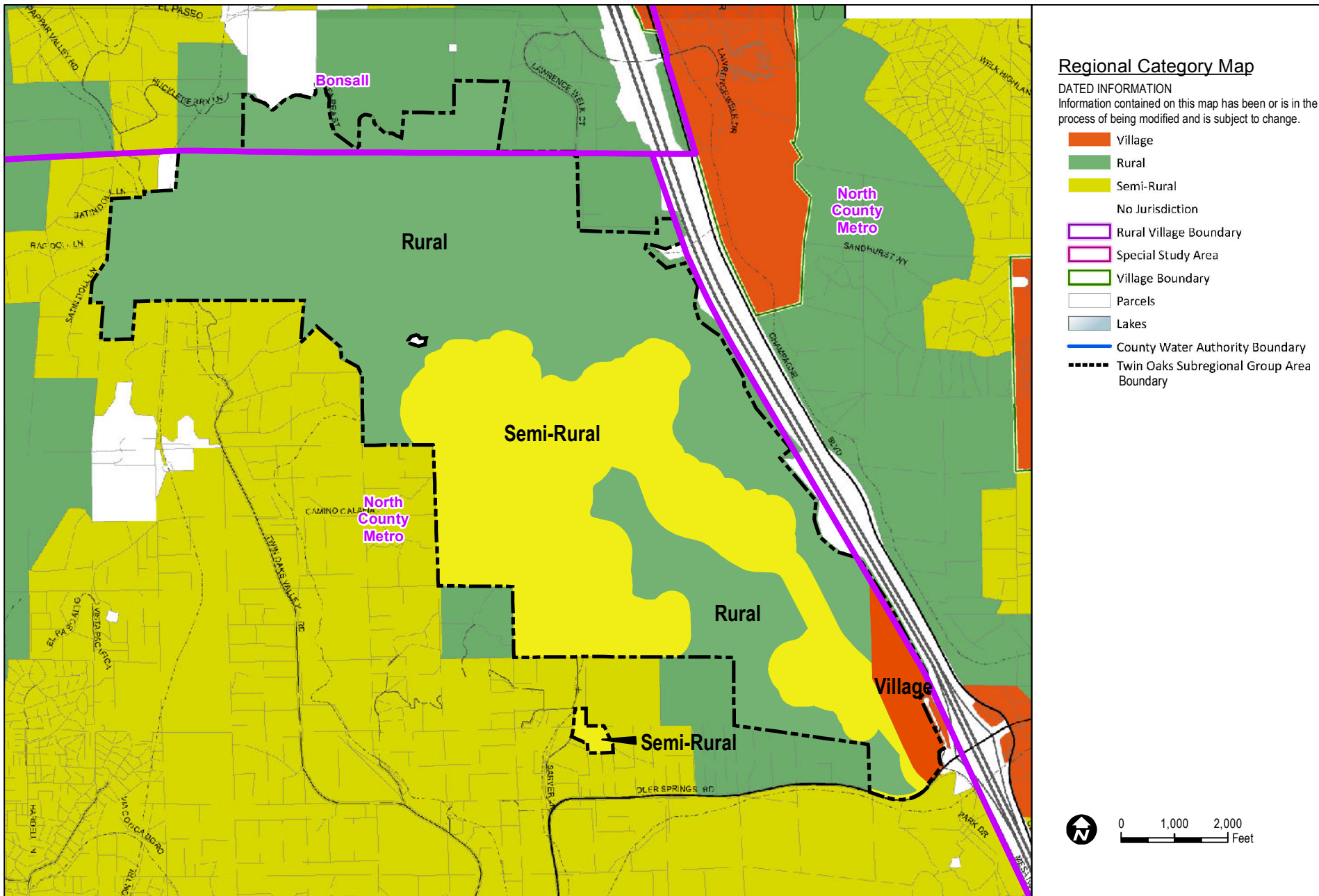
**FIGURE 4**  
**Existing Regional Land Use Categories**

Newland Sierra Specific Plan

## Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK



SOURCE: COUNTY OF SAN DIEGO

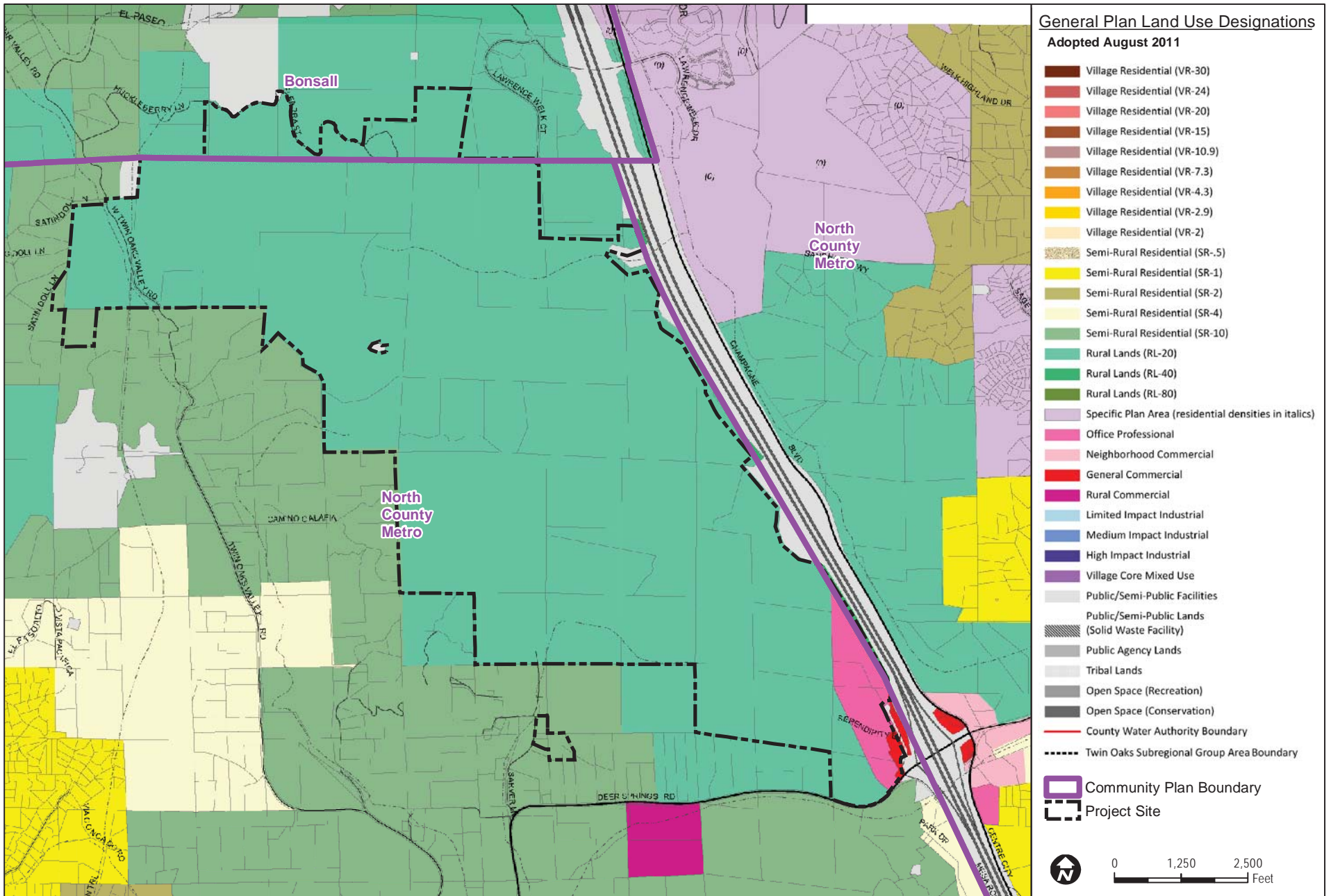
**FIGURE 5  
 Proposed Regional Land Use Categories**



## Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK



SOURCE: COUNTY OF SAN DIEGO

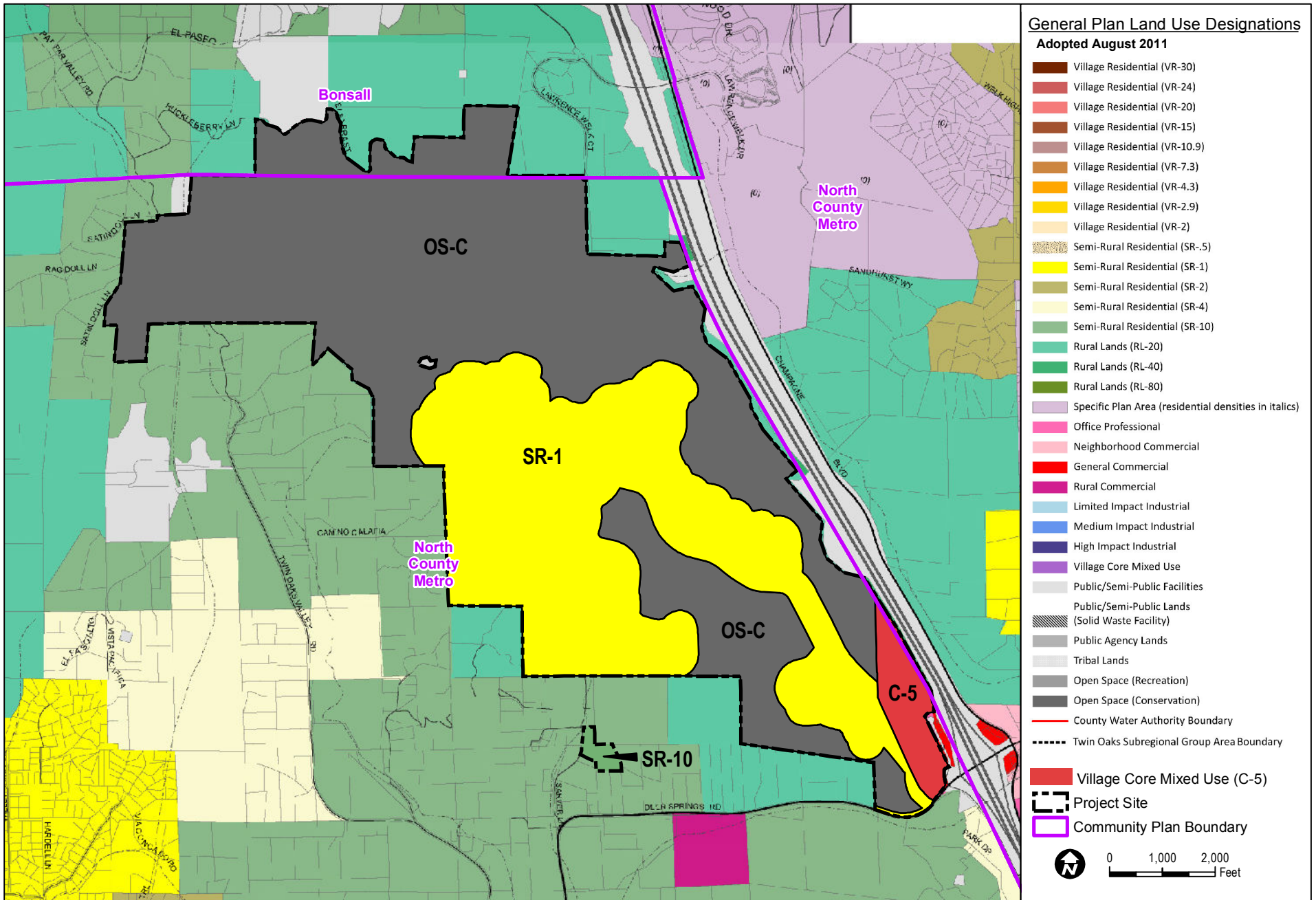
**FIGURE 6**  
**Existing Community Plan Land Use Designations**

Newland Sierra Specific Plan

## Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK



SOURCE: COUNTY OF SAN DIEGO

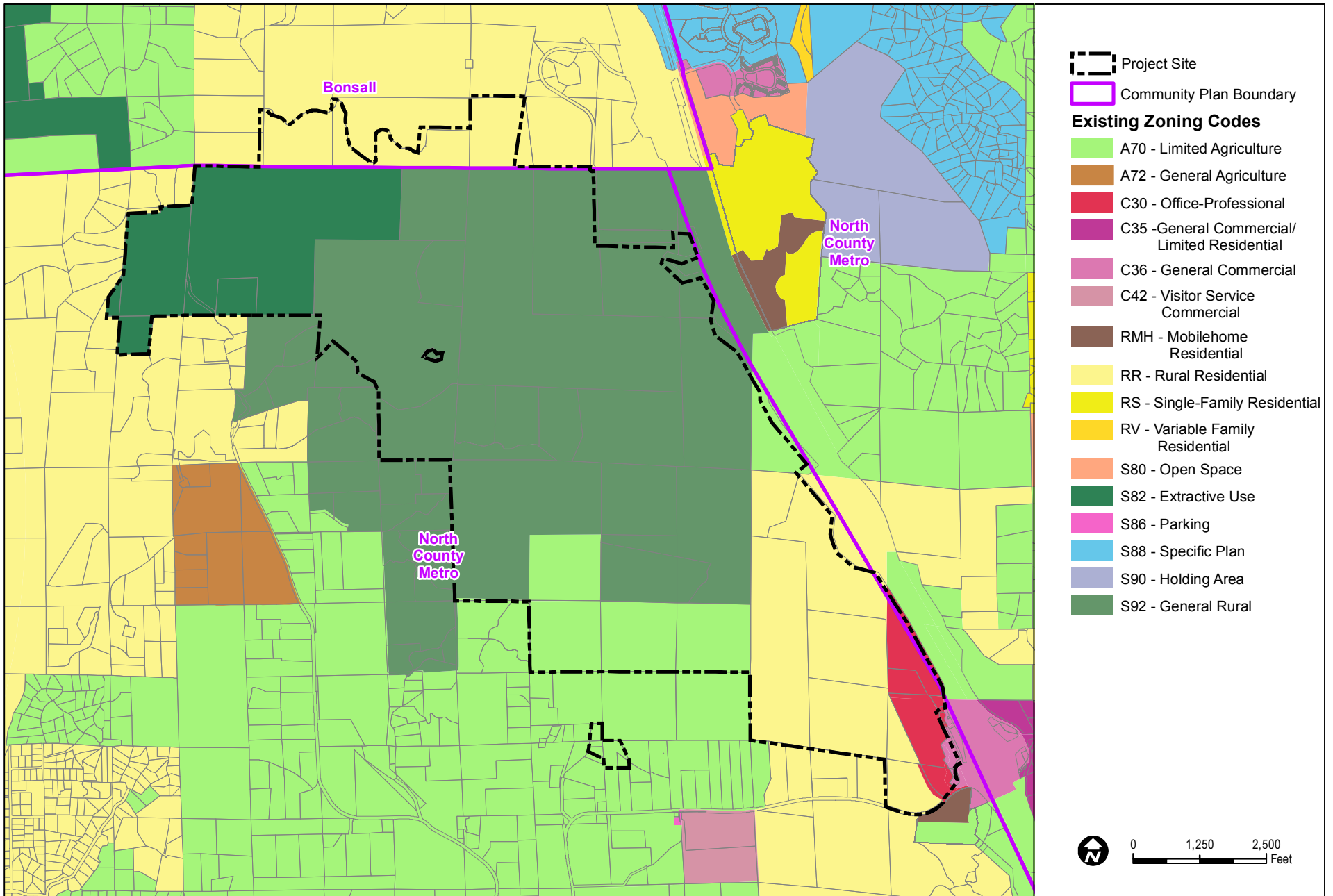
**FIGURE 7**  
**Proposed Community Plan Land Use Designations**

Newland Sierra Specific Plan

## Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK



ZONING SOURCE: SANGIS

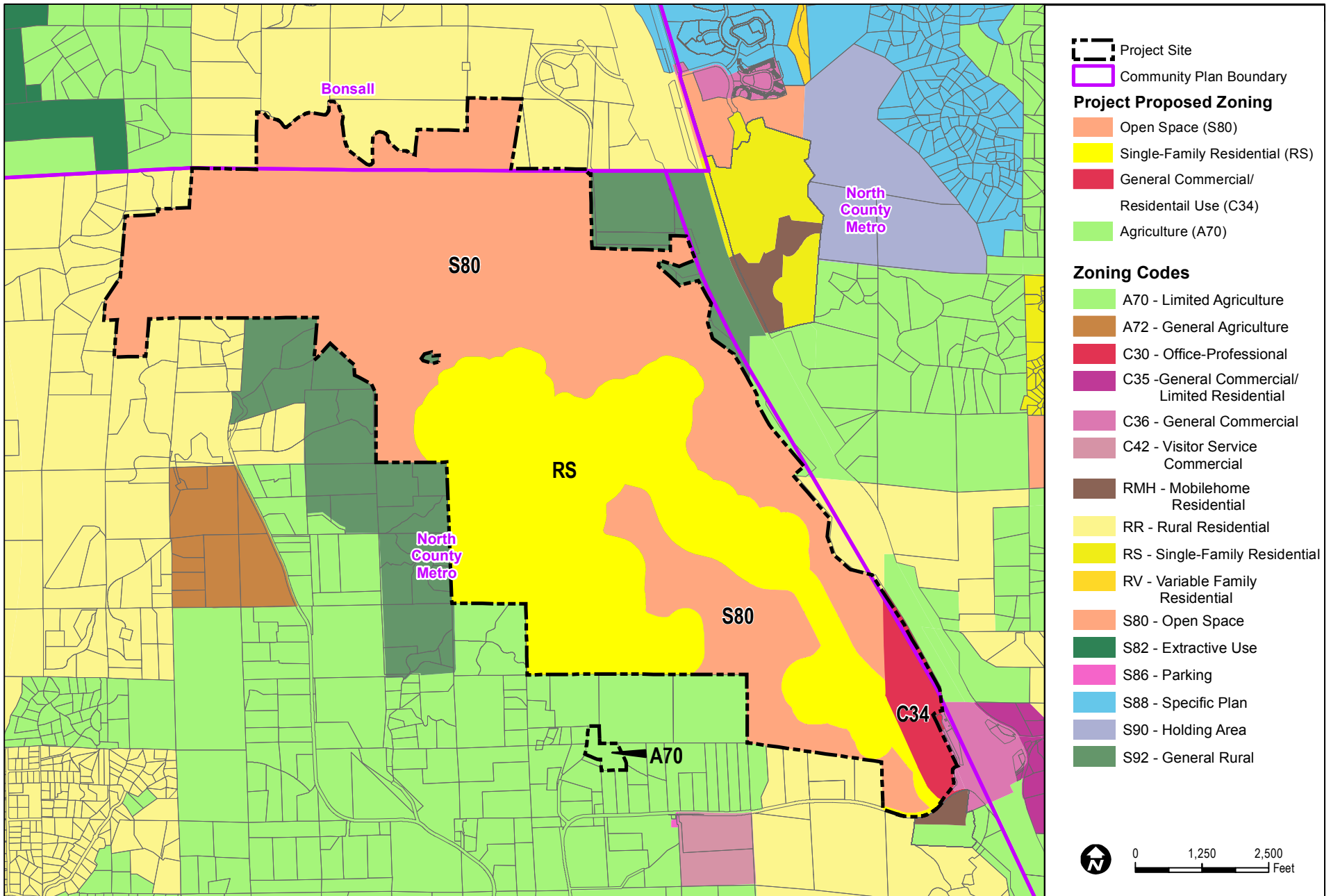
**FIGURE 8**  
**Existing Zoning**

Newland Sierra Specific Plan

## Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK



ZONING SOURCE: SANGIS

**FIGURE 9**  
**Proposed Zoning**

Newland Sierra Specific Plan



## Newland Sierra Specific Plan

---

INTENTIONALLY LEFT BLANK

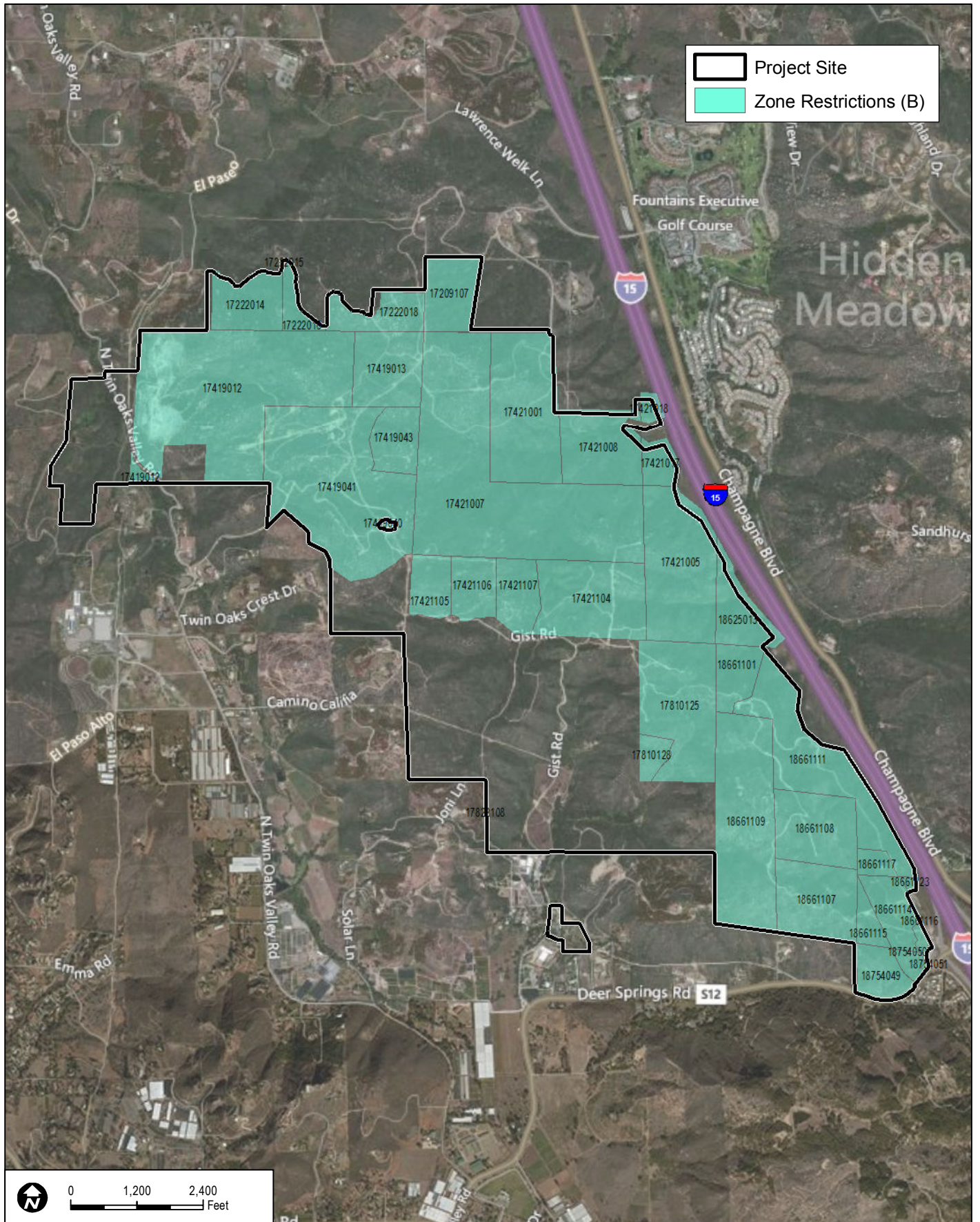


FIGURE 10  
**Existing North County Metropolitan I-15 Design Corridor**