

SPECIFIC PLAN

for

Hidden Valley Estates

adopted

July 10, 1991

HIDDEN VALLEY ESTATES

TM 4761

TO BE REFILED ON THE SHELF WHERE THE **SPECIFIC PLANS** ARE KEPT. PLACE IT WITH THE OTHER DOCUMENTS FOUND FILED UNDER THE NAME OF **HIDDEN VALLEY ESTATES.**

for

Southwest Diversified, Inc.

19200 Von Karman, Suite 400

Irvine, California 92715

SPECIFIC PLAN

HIDDEN VALLEY ESTATES

SP 88-002 TM 4761RPL⁵ P88-078 P88-079 Log No. 88-19-8

July 10, 1991

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San Diego County
DEPT. OF PLANNING & LAND USE

Certificate of Adoption

I hereby certify that this plan consisting of
this text, exhibits and appendices, is
Specific Plan SP 88-002
and that it was adopted by the San Diego County
Board of Supervisors on the
10th day of July 19 91

John McDonald
_____, Chairman
Attest: Thomas J. Pastuszka

Clerk of the Board

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HIDDEN VALLEY ESTATES

SP 88-002 TM 4761RPL⁵ P88-078 P88-079 Log No. 88-19-8

July 10, 1991

Submitted to:
THE COUNTY OF SAN DIEGO

For:
SOUTHWEST DIVERSIFIED, INC.
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I. SPECIFIC PLAN SUMMARY

The Hidden Valley Estates Specific Plan establishes comprehensive guidelines and regulations for the development of 1,460 acres west of the community of Jamul in the county of San Diego. The Specific Plan establishes the development regulations, policies and programs for the implementation of the approved land use plan. The Specific Plan carries out the land use plan by establishing policies and site development standards. This Specific Plan is regulatory, adopted by ordinance and is consistent with the Jamul-Dulzura Subregional Plan, which is in turn consistent with the County of San Diego General Plan.

The Hidden Valley Estates Specific Plan combines the concepts, procedures and regulations of numerous documents into one. The Specific Plan provides for the development of housing, recreational uses, and a wastewater reclamation facility. The Specific Plan also contains development controls to provide the County with assurances that the project will be built out as planned. A set of design guidelines is included in the Specific Plan covering project design, signage, lighting, and landscape, architectural and community character.

The authority for preparation of Specific Plans is found in the California Government Code, Section 65450 et. seq. The law allows for the preparation of Specific Plans based on the General Plan, as may be required for the systematic execution of the General Plan, and further allows for their review and adoption.

II. INTRODUCTION

A. PURPOSE AND INTENT

The Hidden Valley Estates Specific Plan is a rural residential project on 1,460 acres, and consists of 438 homes on minimum one-half-acre lots, active and passive recreation areas; an onsite water reclamation facility; and 962 acres of dedicated open space. This Specific Plan has been prepared for the County of San Diego pursuant to Section 65450 of the California Government Code. It provides conditions and programs necessary for the implementation of each element of the County's General Plan.

The Board of Supervisors Policy I-59 identifies the purpose of Specific Plans (large scale projects) as follows:

- to assure consistency with all existing State laws and local ordinances;
- to assure conformity to the adopted General Plan elements including community plans;
- to assure compatibility with adjacent development;
- to assure consistency with the County's growth management policies; and,
- to assure availability of public services and facilities adequate to serve the development.

The Specific Plan review process provides the opportunity for the County Board of Supervisors to adopt a framework for development that "bridges the gap" between the County's adopted General Plan and detailed development plans which implement the General Plan in a focused area. The Specific Plan Area (SPA) establishes the type, location, intensity and character of development and the required infrastructure in order for development to take place. The Specific Plan also shapes development to respond to the physical constraints and environmental sensitivities of the site, and provides adequate circulation, recreation and other public uses.

The Specific Plan is implemented through Design Guidelines, Development Regulations, Major Use Permits and a Tentative Map. Submittal of a tentative map accompanies the Specific Plan for concurrent action.

B. PROJECT BACKGROUND AND SETTING

Background

The Hidden Valley Estates Specific Plan area includes 1,460 acres located in the Jamul-Dulzura Subregional Planning Area of San Diego County. On June 30, 1982 the Board of Supervisors amended the County General Plan with establishment of a Specific Plan Area (SPA 0.4). In December, 1982, the Board of Supervisors recommended a maximum of 532 dwelling units on the 1,460-acre site (density 0.37, Jamul-Dulzura Subregional Plan Text, Policy 15). In 1987, the Rancho San Miguel Specific Plan and SEIR were prepared for residential (532 units), commercial, recreational and open space uses. The Board of Supervisors certified the Final SEIR but denied, "without prejudice", the Specific Plan.

In 1988, a revised specific plan was proposed, the Hidden Valley Estates Specific Plan (SP 88-002). It was limited to residential (532 units), recreational and open spaces uses, and includes an onsite water reclamation facility, and was in conformance with the Subregional Plan Policy 15 and with previous environmental review and processing. This document presents a modification of that original specific plan proposal, prepared at the direction of the County of San Diego. This project design modification would provide adequate right-of-way for a future four-lane public roadway through the project from Highway 94 to Proctor Valley Road via Millar Ranch Road. Following public review and comments on a Draft Supplemental Environmental Impact Report which contained this project design as an alternative (circulation period ending October 26, 1990), and discussions with the community planning group and County staff, this project alternative was further modified in the manner reflected in this Specific Plan.

Location

The Hidden Valley Estates Specific Plan area is located in the unincorporated area of San Diego County approximately 15 miles east of downtown San Diego and about one mile west of the central Jamul community (See Figure 1). The site is bounded roughly by State Highway 94 on the north and Proctor Valley Road on the south.

The property is an irregularly shaped parcel of approximately 1,460 acres (see Figure 2). The topography divides the site into two main valley areas each with its own distinct character. A large portion of the southern and western portion of the property is within the San Miguel-Jamul Mountains Resource Conservation Area.

Existing Land Uses Onsite

Existing land uses on the site include two rural residences and limited dry farming activities in each of the two main valleys. Vestiges of past land uses remain in the form of two areas containing olive trees, foundation structures of a dairy thought to have been operating in the 1930's, and various small reservoirs and water works structures. Current zoning on the property is S88 Specific Plan Area (SPA 0.37).

Surrounding Land Uses

There are several single family homes adjacent to the northwest corner and the Echo Valley community adjacent to the southeast portion of the property as indicated on Figure 3. The community of Jamul lies to the northeast. Most of the land adjacent to the site is undeveloped and defined by scenic peaks, rock outcrops and natural vegetation.

Proposed land uses near the site include the planned community of Rancho San Diego (approximately 2,500 feet to the northwest, within the Valle de Oro planning area). A total of 11,000 dwelling units are planned at final buildout, with lots nearest Hidden Valley Estates ranging from 6,000 to 10,000 square feet. Adjacent to the west is the site of the previously proposed Mount Miguel project which included 130 planned dwelling units.

C. EXISTING LOCAL PLANNING REGULATIONS

The County's land use planning and zoning regulations are arranged in a tri-level scheme representing regional, community or subregional and neighborhood concerns. Graphic illustrations which depict these groups of policies affecting the property are included in the Regional and Subregional Land Use Elements of the County General Plan and in the Zoning Ordinance. The following discussion will review the proposed planning and zoning of the project.

Regional Land Use Categories

The property is located within the Estate Development Area regional category. The Estate category covers those areas outside the Urban Development Area but within the County Water Authority's area of jurisdiction. Generally speaking, residential and agricultural uses are appropriate due to topographic and environmental constraints. These areas are served by imported water and other basic public services while retaining a rural appearance.

Jamul-Dulzura Subregional Plan Land Use Designations

The project site is designated as Category 21 Specific Planning Area (0.37) on the Jamul-Dulzura Subregional Plan Land Use Element. This designation was assigned as a result of General Plan Amendment 82-04 by the Board of Supervisors. The SPA designation is adopted where more detailed planning is required prior to development. Once so designated, no major or minor tentative subdivisions or reclassification to more intensive zoning are permitted except in accordance with an adopted Specific Plan.

As allowed by the General Plan Land Use Element the Board adopted the SPA with specific goals, objectives and conditions. These goals, objectives and conditions are contained in Policy 15 of the Jamul-Dulzura Subregional Plan text (See Appendix C). The SPA was adopted with a permitted overall density of 0.37 dwelling units per acre. Pursuant to Policy 15, this means that the 1,460 acre Hidden Valley Estates property can be developed with an average density of 0.37 units per acre and a maximum allowable lot yield of 532 residential units.

Existing Zoning

As part of the GPA the property also was reclassified to the S-88 Zone. This use regulation is intended to accommodate specific plan areas. This regulation can create an unlimited variety of land uses in conformance with the General Plan. Uses permitted include family residential, essential civic services, fire protection services and some agricultural activities. Of special interest is the provision and limitation of this zoning which provides that following adoption of a specific plan, any use set forth in the specific plan is permitted by the S-88 use regulations. Furthermore, all uses established pursuant to an applicable specific plan shall be subject to all of the conditions and restrictions set forth in the specific plan, regardless of the requirement of Development Regulations.

The S-88 zoning was applied with the following development regulations:

Existing and Proposed Zoning Regulations

Use Regulations:	S-88
Neighborhood Regulations:	J
Density:	0.37
Lot Size:	0.5 Acre
Building Type:	C
Maximum Floor Area:	--
Floor Area Ratio:	--
Height:	G
Coverage:	--
Setback:	G
Open Space:	--
Special Area Regulations:	--

Neighborhood regulations provide controls on the type and densities of animal uses. The "J" regulation allows the following:

- Board or Breeding Stables with a Major Use Permit
- Public Stable with a Major Use Permit
- Animal Raising Projects with a Minor Use Permit
- Small Animal Raising up to a maximum of 25
- Large Animal Raising up to a maximum of 2
- Horsekeeping
- Specialty Animal Raising, Bees
- Specialty Animal Raising, Other up to a maximum of 25
- Specialty Animal Raising, Birds up to maximum of 100
- Specialty Animal Raising, Racing Pigeons up to a maximum of 100

Furthermore, the most restrictive animal enclosure setbacks are required as follows:

- Distance from any living unit on same lot -- 20 feet
- Distance from street centerline -- same as for main building
- Distance from interior side lot line -- 15 feet
- Distance from rear lot line -- 10 feet

The Density regulation expresses the maximum dwelling units per net residential acre (0.37 du/acre), while the Lot Size regulation establishes the minimum area for residential lots (0.5 acre).

The Building regulation "C" limits residential land uses to one single detached dwelling unit per lot and detached (one or more main buildings per lot) for nonresidential uses.

The Height regulation "G" limits buildings to a maximum height of 35 feet and the maximum number of stories to two.

The Setback regulation "G" limits the placement of all buildings and other structures within the defined lot, as follows:

Front Yard:	50 feet from street centerline
Interior Side Yard:	10 feet
Exterior Side Yard:	35 feet from street centerline
Rear Yard:	40 feet

D. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

The initial study prepared by the County of San Diego Department of Planning and Land Use (DPLU) for Specific Plan 88-002 and Tentative Map 4761 determined that this project could have potential significant impacts beyond those considered in the previously certified (June, 1987) Supplemental Environmental Impact Report for the project site (SP 86-002 Rancho San Miguel Estates). A Draft Supplemental Environmental Impact Report (SEIR) was prepared for certification by the Board of Supervisors with adoption of the Specific Plan. The Draft SEIR was prepared and revised three times over a two-year period beginning in mid-1988 by the environmental consultant for the County DPLU. Extensive independent review and analysis was conducted by County staff as reflected in comment letters to the environmental consultant dated April 7, 1989 (on Draft #1), April 3, 1990 (on Draft #2), and July 30, 1990 (on Draft #3) and August 22, 1990 (on Draft #4). The Draft SEIR was revised in response to these comments, and subsequently circulated through the State Clearinghouse for public review beginning on September 11, 1990. A supplement to this Draft SEIR was circulated for an additional 45-day review beginning February 11, 1991. It dealt only with additional information regarding project impacts to the Otay Reservoir watershed, and discussion of four project design modifications (including the one reflected in this Specific Plan) prepared to further reduce initially identified environmental impacts and to respond to community issues.

The final SEIR was certified by the Board of Supervisors on July 10, 1991. The SEIR serves as the basis on which the environmental effects of implementing the Specific Plan can be determined. All subsequent approvals necessary to develop any property within the Specific Plan area must be consistent with the Specific Plan and be within the scope of the SEIR. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Sections 15162 and 15182 of the CEQA guidelines.

E. ENABLING LEGISLATION/AUTHORITY AND SCOPE

The Hidden Valley Estates Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The Code authorizes jurisdictions to adopt specific plans by resolution as policy or by ordinance as regulation. In this case, hearings are required by both the County Planning Commission and the Board of Supervisors, after which the Board of Supervisors must adopt the Plan as ordinance before it becomes effective.

The Hidden Valley Estates Specific Plan is a regulatory plan which serves as the zoning ordinance for the property under the County's zone S88, Specific Plan Area. Proposed development plans or agreements, tentative tract or parcel maps, and any other development approvals must be consistent with the Plan. Projects which are found consistent with the Plan also will be consistent with the County's General Plan and the Jamul-Dulzura Subregional Plan. (See Figures 4 and 5).

III. PROJECT DESCRIPTION

A. PLANNING OBJECTIVES AND DESIGN CONCEPT

The Hidden Valley Estates Specific Plan addresses development-related issues in the form of proposed physical improvements, guidelines for future development, technical data, implementation procedures and regulations. In recognizing the major development issues, the landowner's objectives and the County of San Diego's requirements, it is the intent of the Plan to achieve the following objectives.

- Implement the goals, objectives and policies of the County General Plan and the Jamul-Dulzura Subregional Plan.
- Preserve and/or enhance significant natural resources onsite.
- Provide a rural character compatible with the surrounding communities which offers an open space environment and single-family housing opportunities.
- Provide a safe, convenient and efficient internal circulation network appropriate to the rural character of the area.
- Provide infrastructure and public services to support development in an efficient and timely manner.
- Promote a balanced open space system which provides resource conservation, biological preservation, and recreation areas.
- Provide a development phasing plan which is a general and logical estimate of how development will occur based upon marketplace realities and the orderly provision of public services.

This Specific Plan proposes to create a quality rural living environment harmoniously integrated into the natural topography. The concept and pattern of development is based in a large part upon important natural features that define the development areas. The design concept works within the topographic framework of the site by creating two "focus" areas; one in each of the main valleys. Each of the valleys is designed around a community recreation center, one active and one more passive. Each of the two distinct valleys are visually self contained, with a character unto its own but connected via vehicular, trail and open space systems.

The flatter areas within the two main valleys will be graded to provide individual building pads for 438 lots. Virtually all grading will be contained within the 0% to 25% slope areas. Landscaping with native vegetation will provide a harmonious transition from developed to natural undisturbed areas.

The lots will front onto a system of private County-standard rural roads which have been planned to provide access to all areas of this primarily gated community. A publicly accessible riding and hiking trail through the site will provide access to open space areas and connections to a regional trails network.

The project design will provide for grading of the possible future public road alignment through the site initially as necessary to accommodate a 45-foot roadway within an 69-foot private road lot dedicated as a private road easement. This roadway pavement would be limited to a maximum 28 feet wide. The road would be named Millar Ranch Road. In certain segments, the graded width may be increased where necessary to facilitate project grading, to minimize disturbance to future project residents, or as may be necessary for public utilities. Horizontal and vertical design standards will conform to County public "collector" roadway standards. At the northwesterly end of Hidden Estates Parkway, the grading and paving will dovetail to the Millar Ranch Road public cul-de-sac. At the southeasterly end, the paving and grading shall terminate in a cul-de-sac just south of the last intersection within the project site. The grading shall extend beyond this cul-de-sac only as necessary to facilitate project grading or minimize disturbance to future project residents.

B. SPECIFIC PLAN MAP

Hidden Valley Estates is designed to be a rural community featuring low density one-half-acre-minimum lot single-family residences surrounded by open space. The plan stresses conservation of significant natural resources and visually prominent hillsides. Recreational facilities, trails and an enhanced open space system are integrating features of the project (see Figure 6 and map included as Appendix D). The following elements are proposed in order to reflect the predominantly rural character of the surrounding area:

- an overall low density plan (438 dwelling units on 1,460 acres or an overall density of 0.30 dwelling units per acre);
- minimum residential lot size of one-half acre;
- an open space plan which provides permanent open spaces and assures that important character-setting natural features are maintained; and,
- design guidelines which provide for continuity of improvements throughout the community.

The following is a summary of the land uses for Hidden Valley Estates:

Land Use Acreage Summary

<u>Use Designations</u>	<u>Net Acres</u>	<u>Percent Total Project</u>
Residential (438 lots)	429	29.4
Open Space Dedication Area	962	65.9
Passive & Active Recreation Areas	5	0.3
Wastewater Reclamation Facility	6	0.4
Detention Facilities	3	0.2
Road System	55	3.8
Total	1,460 acres	100 %

1. Residential Uses

The Hidden Valley Estates Specific Plan has been designed taking into consideration the following goals:

- compatibility with existing densities and rural character of the area;
- planning objectives of the County General Plan and Jamul/Dulzura Subregional Plan;
- sensitivity to current and anticipated market demand in the vicinity; and,
- protection of topographic features and other natural or man-made features that add to the ambience and uniqueness of the site.

Lots and roads have been designed in a curvilinear manner to create an informal rural ambience.

2. Open Space Plan

The open space system for Hidden Valley Estates has been designed to achieve the following objectives:

- Resource Conservation - Conserve, preserve and enhance important natural and man-made resources.
- View Preservation - Conserve dominant hillsides that are within viewscape from both onsite and offsite, and within open space corridors.
- Open Space Transition - Provide open space transition areas and corridors through the property with potential for linkage to regional hiking and riding trail systems.
- Recreational Uses - Include recreational uses for the residential development.

a. The Open Space Plan contains five elements :

1.) Resource Conservation Area (San Miguel-Jamul Mountain RCA)

This includes the addition and preservation of 633 acres of the Hidden Valley Estates project as a part of the RCA. The portions to be included in the RCA are located in the southwestern area of the property. Uses are limited to riding and hiking trails with potential linkage points for regional trail connections, and utility structures such as communications towers. The project acreage proposed for inclusion in the RCA will be offered as permanently dedicated open space (see Figure 6).

2.) Open Space Dedication Areas

The primary emphasis of these areas is preservation of biological resources and sensitive habitat (see Figures 6, 7 and 8). This includes approximately 319 acres along the northern portion of the site. In addition, there are approximately 10 acres of important wetland enhancement area in the southeastern portion. This acreage could be deeded to the County of San Diego or another responsible agency or nonprofit organization through an irrevocable offer of dedication.

3.) Special Riparian Preservation Areas

Two areas of sensitive riparian woodland habitat need special resource protection. One is the "Indian Dam" (Southern Oak Woodland) which includes 24 acres within the area to be dedicated to the Resource Conservation Area. The second is the 10-acre riparian wetland area in the southeast area of the property, for which a special riparian enhancement program will be implemented.

4.) Trails System

The trail system will connect residential areas with regional open space and a planned regional trails system via a trail easement through the project. The trail concept is intended to provide access along a private roadways for horseback riding, bicycling and hiking.

5.) Recreation Areas

Two private recreation areas for Hidden Valley Estates residents are proposed: one for active and one for passive recreational activities. The active recreation area (in the eastern part of the site) will be a 2.8-acre center with tennis courts, swimming pool/spa, a clubhouse facility, and tot lot. The passive recreation area (in the western part of the site) will be 2.2 acres with an open playfield, volleyball courts, tot lot, restroom facilities and picnic area.

b. Open Space and Habitat Conservation Management Plan

Management of the open space shall be accomplished through the development and implementation of an Open Space and Habitat Conservation Management Plan (OS&HCMP) for all areas of open space shown on the Tentative Map or required by the conditions of approval. This plan will provide a program and timetable for the long-term management of designated open space areas and shall include, but not be limited to, a description of the following:

- The administrative and management structure
- Ownership and management responsibility
- A funding mechanism
- Long-term maintenance
- Open space enhancement, restoration/vegetation and non-native/predator control provisions
- An amendment/annexation procedure for future participation by other projects
- Habitat mapping consistent with County standards

c. Offsite Habitat Acreage Acquisition

Prior to issuance of any grading, building or other development permit, or approval of a final map:

- 1.) The developer shall provide evidence that it has caused the acquisition and transfer pursuant to item f. below of an offsite habitat of not less than 246 acres that is equivalent in species composition (as determined by a biologist from the County Certified List) to the loss of inland sage scrub as a result of this project. The site shall be a single, contiguous habitat area if feasible, with priority given to its functional linkage and proximity to the open space designated onsite. If the acquisition of a contiguous area is found by the Director of Planning and Land Use to be infeasible, noncontiguous areas shall be selected so-as to result in the establishment of significant regional open space and habitat corridors in the Sweetwater River Valley or Otay River Valley regions. Candidate habitat sites shall be selected based upon their capability to support multiple endangered or threatened species in addition to the California gnatcatcher.

- 2.) The Board of Supervisors may permit the developer, in lieu of complying with the above paragraph (1.), to make a contribution to the County for deposit in a Habitat Conservation Fund, in an amount to be determined pursuant to paragraph (3.) following, provided that all of the following have occurred:
- a.) The Board of Supervisors has established a Regional Habitat Acquisition Fund.
 - b.) The Board of Supervisors has adopted a Regional (Countywide) Open Space and Habitat Conservation Management Plan.
 - c.) The Director of Planning and Land Use has identified acreage which is available for purchase and which would be of regional significance in meeting the goals of the Regional (Countywide) Open Space and Habitat Conservation Management Plan.
 - d.) The Board of Supervisors determines that the expense of acquiring the acreage referred to in paragraph (c.) shall be substantially in excess of the amount of the developer's contribution, as determined by the following paragraph (3.)
 - e.) The Board of Supervisors determines that the developer has, after diligent efforts to locate and acquire acreage pursuant to paragraph (1.) above, been unable to do so.
 - f.) The Board of Supervisors determines that the acreage which is proposed for acquisition with the in-lieu funds would further the objectives of the Regional (Countywide) Open Space and Habitat Conservation Management Plan.

It is the intent of this paragraph 2. that offsite acreage purchase pursuant to paragraph 1. shall be a strong first priority and the in-lieu contribution permitted by this paragraph 2. shall be utilized only if the above criteria are met.

- 3.) The amount of the contribution made pursuant to paragraph 2. shall be sufficient, as determined by the Director of Planning and Land Use, to pay the cost of acquiring offsite property containing sage scrub, sufficient in size and quality (as determined by a biologist from the County Certified List) to provided long term viable habitat for three pairs of California gnatcatchers. It is anticipated that said amount, if determined as of the date of the approval of this project by the Board of Supervisors, would not exceed the sum of 1.7 million dollars; however, said sum shall be adjusted to reflect any increase or decrease in the purchase price of comparable real property following the date of approval of this project. Adjustment shall be made by reference to the Consumer Price Index for All Urban Customers (1982-84=100) for the Los Angeles-Anaheim-Riverside Area, as published by the U.S. Department of Labor, Bureau of Labor Statistics, unless the Board of Supervisors determines, at the time of making the determinations required by paragraph 2. above, that another generally recognized index would more accurately reflect changes in comparable real property prices.
- 4.) Notwithstanding the above, the developer may obtain a grading permit, provided that it has entered into an agreement to comply with 1) or 2) above prior to issuance of any building permit. Said agreement shall be accompanied by security as prescribed in subsections (a)(1), (a)(2) or (a)(3) of Section 66499 of the Government Code or an irrevocable standby letter of credit issued by a bank or other financial institution subject to regulation by the state or federal government on a form acceptable to County Counsel to guarantee said obligation. Said security shall be in the amount of \$1,700,000, with adjustment to said amount as provided for in paragraph (3) above.

d. Long-Term Funding Mechanism

Evidence shall be provided that the funding mechanism for the long term maintenance of all open space identified in the Plan required by Condition b. above has been established. If Assembly Bill 395 of the 1991 Legislative session is enacted and amends the Landscaping and Lighting Act of 1972 to authorize the formation of an assessment district for this purpose, then that authority shall be utilized. If that proposed legislation is not enacted, the developer is notified that similar legislative amendments may be required in order to provide the authority necessary to implement this condition.

e. Start-Up Contribution

A contribution in the sum of \$100,000 shall be made to the long term open space maintenance fund, and this amount may be used by the County to offset start-up costs related to the establishment of the funding mechanism and initial operation of the open space/habitat.

f. Open Space Transfer

The offsite open space required to be acquired shall be transferred in fee to a public agency or a private nonprofit entity whose organizational purposes are for the holding and maintenance of natural species habitat area.

3. Circulation Plan

The Circulation Plan provides for safe vehicular movement within Hidden Valley Estates as well as appropriate access to the property from Highway 94 and Proctor Valley Road. Alignments, rights-of-way and typical road cross-sections for the proposed circulation system are outlined in this section.

a. Onsite Circulation Concept

The onsite circulation plan establishes the layout of circulation and design standards for internal vehicular movement and integration with offsite roadways. The design responds to the needs of the development and takes into consideration drainage patterns, preservation of landform features and adjacent development patterns. (See Figure 9).

The project design will provide for grading of the possible future public road alignment through the site initially as necessary to accommodate a 45-foot roadway within an 69-foot private road lot dedicated as a private road easement. This roadway pavement would be limited to a maximum 28 feet wide. The road would be named Millar Ranch Road. In certain segments, the graded width may be increased where necessary to facilitate project grading, to minimize disturbance to future project residents, or as may be necessary for public utilities.

Horizontal and vertical design standards will conform to County public "collector" roadway standards. At the northwesterly end of Hidden Estates Parkway, the grading and paving will dovetail to the Millar Ranch Road public cul-de-sac. At the southeasterly end, the paving and grading shall terminate in a cul-de-sac just south of the last intersection within the project site. The grading shall extend beyond this cul-de-sac only as necessary to facilitate project grading or minimize disturbance to future project residents.

Streetscape landscaping along this alignment would be limited to erosion control plantings and temporary irrigation on manufactured slopes. The developer would reserve the right to provide enhanced landscaping, signage or temporary buildings. Drainage facilities would be built to public standards, but only as necessary to implement grading.

Internal circulation is based upon a residential collector spine (the potential future public roadway corridor) Loop and linkage roads provide a more restricted access to individual "neighborhoods". Cul-de-sacs provide for the final level of access for internal circulation.

All interior roadways will meet or exceed County standards and will be privately maintained by a Homeowners Association. Split rail fencing will front residential lots along the property line to visually delineate the lots from the roadway right-of-way.

Nonvehicular 5-foot-wide pathways of decomposed granite will be designed to meander within a 10- to 14-foot-wide landscaped area along one side of all roadways within the community, except along Hidden Estates Parkway and roadways where the publicly accessible riding and hiking trail easement occurs. Along those roadways with the public trail, there will be an 8-foot-wide decomposed granite pathway meandering within a 15-foot-wide landscaped area.

b. Offsite Circulation

Access to Hidden Valley Estates at its primary entry is to be provided by the realignment and improvement of Millar Ranch Road from Highway 94. The project is intended to be a gated community with private roads, and an additional gated connection to the existing Proctor Valley Road, or its realigned configuration, will be provided. The segment of Millar Ranch Road offsite from the Hidden Valley Estates boundary northwest to the boundary of Rancho San Diego will be improved as a public two-lane collector road pursuant to standard requirements of the County Department of Public Works. (See Figures 10 and 11).

4. Water Service and Water Reclamation Concept Plan

a. Water Service

The water demands generated by the 438 residential units will result in the need for additions and improvements to the water supply system both onsite and offsite. The following measures are proposed to assure the provision of adequate water for the project:

- **Water Supply System** - The project proposes a public Water Supply System that meets the requirements of the Otay Water District to adequately service the proposed land uses. This plan will be reviewed by the Otay Water District prior to the issuance of construction permits.
- **Initial improvements** - Initial improvements for the Water Service Plan as prescribed by the Otay Water District will be required for project implementation.
- **Groundwater** - Permanent use of groundwater to serve the domestic needs of the project would require an amendment to this Specific Plan. Certain temporary uses of groundwater for irrigation purposes of common areas, grading, use by public agencies or other temporary uses are permitted under this Specific Plan, but must be in conformance with the County Groundwater Policy and will require modification of the major use permit.
- **Water conservation measures** - The developer will implement to the extent feasible the following water conservation measures to reduce water demand:
 - Ultra-low capacity flush toilets
 - Low-flow showers
 - Insulation of hot water lines in water recirculation systems
 - Pressure-reducing valves to all interior plumbing
 - Self-closing valves on drinking lines
 - Thermostatically controlled mixing valves on all bath/shower facilities
 - Water conservation models of laundry facilities
 - Water-efficient plumbing fixtures
 - Drought-tolerant landscaping in common areas and streetscapes
 - Grouping of plants with similar water requirements to reduce over-irrigation
 - Use of mulch in common landscape areas wherever feasible
 - Use of pervious decomposed granite paving on trails and resident pathways to reduce runoff and aid in groundwater recharge
 - Use of low-precipitation irrigation systems for all common area and streetscape watering

b. Water Reclamation Concept Plan

The 438 residential units are anticipated to generate approximately 132,000 gallons of wastewater daily, based on the effluent generation factors utilized by the Otay Water District (OWD). The anticipated generation of wastewater and the poor onsite soil percolation rates preclude the use of septic systems for the community. The treatment of wastewater is proposed at an onsite treatment facility to be operated by OWD (see Figure 12). The actual facility site design is subject to County review and approval of a Major Use Permit.

Regulations of the California Department of Health preclude the use of reclaimed water on private lots unless the landscaping is maintained by a homeowners association. There will be very little irrigated common area landscaping onsite. Accordingly, the reclaimed water produced at Hidden Valley Estates will be available for use offsite at one or more locations where demand for reclaimed water is found or will occur in the future. The preferred alternative for wastewater delivery offsite pipe the project's reclaimed water to the OWD's Jamacha Basin reclamation system for use by developments in that vicinity. The planned method of delivery is via a six-inch line within the existing Proctor Valley Road right-of-way. The line will follow the existing public roadway alignment to the reclamation system (see Figure 13).

Otay Water District may determine that other alternatives for reclaimed water delivery are appropriate. These may include, but are not limited to, delivery of reclaimed water to Las Montanas and/or Loma del Sol for golf course irrigation. The location of offsite disposition of reclaimed water is not a part of this Specific Plan. Final disposition is subject to determination by the Otay Water District and other affected agencies. And if health department and water district regulations are revised in the future, an additional alternative required by OWD may be use of reclaimed water onsite. Use of reclaimed water onsite is subject to a modification of the major use permit.

The onsite wastewater treatment facility for project generated wastewater will require the following mitigation measures and monitoring efforts:

- **Site specific design** - The onsite facility will be a site specific design based on geologic, hydrological, and seismic studies to reduce risk factors.
- **Latest technology** - The design of the facility and associated lines will incorporate the latest technology to reduce the likelihood of accidental breaks or spillage of raw wastewater.

- **Sizing** - The onsite treatment facility will be sized to accommodate only the wastewater generated by the project to comply with County Board of Supervisors Policy I-78, "Small Wastewater Treatment Facilities".
- **Odor-free** - The facility will be designed, constructed and operated to be essentially noise and odor free.
- **Landscape buffer** - The facility will be adequately landscaped to provide a visual buffer from adjacent residences.
- **Low-level illumination** - The facility will be illuminated only with low-level, downward-directed lights and protected with security fencing.
- **No effluent disposal in open space** - No effluent from the water reclamation plant will be disposed of within areas designated as natural open space.
- **Reclaimed water use** - No reclaimed water use onsite is proposed, however, if reclaimed water is used onsite, additional environmental analysis may be required. Such use would require the approval of the County of San Diego Health Department and the Otay Water District, and for a portion of the project area, the Sweetwater Authority. Use of reclaimed water onsite is subject to modification of the major use permit.
- **Pond design** - The design of the emergency storage pond will be based on site-specific detailed geotechnical and seismic analysis.
- **Erosion control** - Erosion control and revegetation will be employed in areas of grading or trenching associated with the implementation of the facility, associated lines and reclamation ponds. Use of drought tolerant native plants is encouraged.
- **Public health review** - Public health aspects of the facility will be subject to review and approval by the appropriate State or County Department of Health.
- **Offsite reclaimed water line** - The implementation of the delivery line to the existing OWD reclaimed water distribution system will require construction permits. The delivery line will be located within existing public road easements, except for the segment between Hidden Valley Estates and Proctor Valley Road. Erosion control during the trenching and grading activities will be required.
- **Permitting** - Operation of the water reclamation facility will require modification of a Board Order of Waste Discharge by the Regional Water Quality Control Board, and design approval and formal acceptance of the facility by the Otay Water District.

5. Grading Concept Plan

Contour grading will maintain or duplicate existing natural landforms as much as possible. Development will occur within the flatter valleys of the site and less than 5% of the natural slopes greater than 25% will be disturbed. (See Figure 14).

- **Revegetation** - Drought resistant landscaping will be planted to reduce the potential for erosion. Where man-made slopes abut natural slopes, the man-made slopes will be planted with native vegetation to further enhance the blending of the graded slopes into the natural slopes.
- **Natural slopes** - Final grading plans (i.e. construction plans) will be based on the grading approach in conformance to the Tentative Map to "naturalize" man-made slopes and use daylight cut and fills as much as possible to achieve grading without creating slopes.
- **Conformance** - Grading will be performed in accordance with the County of San Diego Grading Ordinances, and the project soils and geology report.
- **Siting** - Siting of residences and other structures will be designed to blend architecturally with the existing landform as much as possible.
- **Slope visibility** - Slopes along the Echo Valley boundary will be landscaped and/or screened so as to reduce slope visibility, and provide a screen between the development and the Echo Valley residents.
- **Safety** - If blasting is required, it will be conducted according to applicable ordinances. A blasting/drilling safety and security plan will be prepared for the project to accompany the grading permit application. Blasting will not be conducted close to any existing residences. Blasting will be limited to the weekdays between 8 a.m. and 5 p.m..
- **Soils** - The grading operation will include remedial efforts to resolve isolated poor soil conditions that exist on the site. The remedial efforts will include removal, mixing, replacement and recompaction of the alluvial/colluvial soils. The effort will be limited to those areas designated to receive fill and will not result in additional natural landform disturbance modification.
- **Erosion** - Specific measures will be implemented to reduce the potential for erosion to occur during and after construction.
- **Open Space** - Grading activities shall not encroach into open space areas as shown on the Specific Plan except as necessary to implement the approved Tentative Map.

6. School and Fire Services Plan

a. School Services

The 438 residences will increase the number of students in the vicinity significantly. The Grossmont Union High School District is currently assessing a potential new school site outside Hidden Valley Estates which could serve the anticipated increased demand. Use of temporary classrooms until the new school is available is also an option the district could consider. The Cajon Valley Union District has identified a future elementary/middle school site in Campo Village South (northwest of Hidden Valley Estates) which could accommodate students from that development and Hidden Valley Estates. Fees contributed by Hidden Valley Estates could support construction of such a school facility.

b. Fire Protection Services

The Specific Plan site is located within the jurisdictional boundaries of two fire protection agencies: the Rural Fire Protection District and the San Miguel Fire District. According to the Local Agency Formation Commission (LAFCO), 85% of the site is within the Rural Fire Protection District, although the entire site is within the sphere of influence of the San Miguel Fire District. Application to LAFCO for annexation of the project site into the Rural Fire Protection District will be made upon project approval.

IV. SPECIFIC PLAN IMPLEMENTATION

The Hidden Valley Estates Specific Plan provides a series of policies, programs and procedures necessary to implement the plan proposals.

A. DESIGN GUIDELINES

These design guidelines are statements of the theme and character of Hidden Valley Estates. In addition, these guidelines provide specific criteria designed to assure continued viability of important natural and man-made resources.

The Design Guidelines are organized into the following topics:

- + Community Design
- + Residential Design
- + Landscape Design

The purpose of the guidelines is:

- to provide the County of San Diego with the necessary assurances that this community will develop in accordance with the quality and character proposed herein;
- to provide policy guidance to developers, builders, engineers, architects, landscape architects and other design professionals in order to maintain the design continuity during the extended period of development; and,
- to provide guidance to the County of San Diego in the review of future development phases.

1. Community Design

This section sets forth the overall physical framework for land uses and their location within Hidden Valley Estates. Landforms within the community include visually prominent hillsides and valley areas at varying elevations.

a. Site Access

Site access will facilitate ingress and egress for project residents and emergency vehicles while maintaining the community character envisioned in the local community plans.

- 1.) Primary entrance will be from Highway 94/Campo Road and Millar Ranch Road.
- 2.) Secondary entrance will be from the existing Proctor Valley Road.
- 4.) Millar Ranch Road, currently a private road, will be dedicated as a public road from Highway 94 to the Rancho San Diego boundary and to the project. The road shall be improved pursuant to County requirements. The improvement of Millar Ranch Road as a public roadway shall terminate at the project boundary, unless and until a General Plan Amendment is approved designating Millar Ranch Road as a public road through the project.

b. Site Development

Site development will be environmentally sensitive to the conservation of natural wildlife and vegetation, historic and cultural resources, and natural landforms.

- 1.) Development will be generally confined to the flatter portions of the property; that is, natural slopes flatter than 25%.

- 2.) There will be no disturbance of natural slopes which are steeper than 50% and have a vertical height greater than fifty feet (measured perpendicular to the slope).
- 3.) Major onsite ridgelines will not be disturbed.
- 4.) Development of the site (roads, building pads, etc.) will be implemented by a master grading plan to ensure a comprehensive response to the issues of erosion, drainage and landform modification.
- 5.) The master grading plan will incorporate the use of "contour grading" in order to follow the natural topography. Engineered grading will be employed as necessary to minimize slope heights or impacts to environmental resources.
- 6.) The master grading plan will minimize visual changes from adjacent residential neighborhoods to the project.
- 7.) Development will minimize impacts to environmental resources.
- 8.) Where impacts to riparian habitat occur replacement and enhancement programs will be implemented.
- 9.) Open space easements will be dedicated to the County of San Diego or another responsible public or nonprofit organization for all lots not proposed to be developed.
- 10.) Common onsite recreation facilities will be provided.
- 11.) Sewer service will be provided by an onsite sewage treatment facility operated by the Otay Water District.
- 12.) Internal circulation will be accommodated by private roads.

2. Residential Design

a. Subdivision Design

Special design considerations are needed because of the varying topographic and environmental conditions of the site. The overall character of residential development within Hidden Valley Estates is low-density, single family, and rural in character (see Figures 15 and 16). The primary goal is to provide for a single-family residential development which is built to complement the style, scale, materials and character of the Jamul area.

- 1.) Lots shall have a minimum area of 0.5 acre.
- 2.) Lot frontage will be a minimum of 110 feet except at cul-de-sacs and irregularly shaped lots.
- 3.) Lot configurations will optimize opportunities for clustering development in the flatter portions of the site while staying within the allowed density.
- 4.) Lot depth versus width will exceed three-to-one ratio as necessary to maximize clustering and preserve open space.
- 5.) To avoid monotony and provide variety along street frontages, the master grading plan will provide for variation in pad elevations of neighboring residential lots.
- 6.) Pad size will vary in order to minimize area of grading.
 - a.) Pad areas for lots in the lower valley areas will be larger in order to take advantage of the flatter topography and maintain the sense of spaciousness.
 - b.) Pad areas along the minor ridgelines and abutting the steeper natural slopes will be smaller in order to minimize grading.
- 7.) The following requirements shall apply to lots 137-149 and 374-386 (as reflected in TM4761RPL5):
 - a.) A maximum of 33 percent of the homes may be two-story, the rest shall be one-story. Two-story homes shall be interspersed randomly among the one-story homes.
 - b.) Structures should be oriented such that their greatest horizontal axis or axes are parallel with the predominant natural contours of the site.

- c.) Dominant roof slopes of structures should be parallel with the predominant natural contours of the site. Roof forms should be stepped or otherwise articulated to avoid long, unbroken roof lines.
 - d.) Exterior colors and materials of structures should be of compatible earthtones and textures harmonious with the natural features of the site and vicinity. White, bright or highly reflective exteriors or glazing are discouraged.
 - e.) Where fencing is desired, only open fencing, as defined in the Zoning Ordinance, should be permitted in native slopes.
- 8.) For areas with residential buildings within noise protection easements, a site-specific acoustical analysis shall be submitted that demonstrates:
- a.) No residential uses are located in an area which might be impacted by traffic noise in excess of CNEL=75dB
 - b.) Traffic noise impacts within the outdoor "noise sensitive" living areas are reduced to CNEL=60dB or less
 - c.) Interior noise levels in habitable rooms of single-family residences will not exceed the CNEL=45dB limit.
- 9.) An energy conservation program pursuant to Policy 15 of the Jamul-Dulzura Subregional Plan text shall be prepared, to encourage maximum use of solar technology and other energy conservation techniques, such as hydroelectric generators, photovoltaic and wind-generating systems, and to demonstrate the feasibility of these techniques relative to the proposed development.

b. Development Standards

Development shall be in conformance with the current S-88 zoning and as detailed below. Reference to "designator" refer to the County of San Diego Zoning Ordinance. Conformance with these standards shall be verified upon application for building permits.

- 1.) Building type shall be residential, detached, one single-family home per lot.
- 2.) Setbacks shall be as governed by the "G" designator.
- 3.) Maximum height of any residential or accessory structure on any lot shall be as governed by the "G" height designator. Height of any nonresidential structure shall be set by major use permit.
- 4.) Neighborhood (animal) regulations shall be consistent with the "J" designator.
- 5.) The Director of Planning and Land Use shall approve Lighting Standards which shall control light pollution sufficient to preserve the dark sky characteristics of the Jamul-Dulzura Subregion.
- 6.) All other development standards not otherwise specified above shall be in conformance to the County of San Diego Zoning Ordinance "RR-Rural Residential" use regulations.

3. Community Facility Design

a. Project Entrances

- 1.) Project entrances shall be subject to a major use permit.
- 2.) The primary entrances will have a gatehouse with automated gates or may have a guardhouse manned full-time.
- 3.) The secondary entrance at Proctor Valley Road will be limited to automated gates.
- 4.) Entrances will have low-level lighting for aesthetic purposes except as necessary to facilitate use of the automated gates.
- 5.) Onsite identification and directional signs at the project entrances will be integrated with architectural and landscape features.
- 6.) Building character will conform to the guidelines for residential development standards.

b. Internal Roadways

- 1.) Internal roadways will be private.
- 2.) Internal roadways will be designed to meet or exceed County of San Diego requirements for private streets.
- 3.) Lighting for internal roadways may be provided only at intersections, but would be limited to downward-directed, low-level fixtures. Lighting bollards for private driveways will be permitted.

c. Recreation Facilities

- 1.) Recreation facilities shall be subject to a major use permit.
- 2.) Recreation facilities may be active or passive in nature and will be located interior to the project.

- 3.) Active recreation facility(s) will have onsite parking consistent with the anticipated use. Parking will be screened from the active recreation facility and neighboring residential lots.
- 4.) Passive recreation facility(s) is not required to have onsite parking, but some parking may be provided.
- 5.) Recreation facilities will have restrooms.
- 6.) Site lighting will emphasize low-level and low-intensity solutions. Exposed light sources will be kept to a minimum. A lighting curfew of 11:00 p.m. will be imposed on all outdoor recreation uses. Lighting of tennis facilities will use state-of-the-art techniques to minimize escape of light.
- 7.) A publicly accessible riding and hiking trail will be provided to allow movement through the project in a east-west direction. The trail will allow for future opportunities by others to connect the public trail with regional or subregional public trails.
- 8.) Private pathways will be provided elsewhere throughout the developed portion of the project along the internal roadways.
- 9.) Building character will conform to the guidelines for residential development standards.

d. Water Reclamation Facility

The goal of the design of the water reclamation facility is to meet the requirements of the public agencies while remaining unobtrusive to the development or neighboring properties. The water reclamation facility shall be subject to a major use permit.

- 1.) The facility will be sized to only serve the needs of Hidden Valley Estates.
- 2.) The facility will be designed, constructed and operated to be essentially noise and odor free.
- 3.) The facility will be protected with unobtrusive security fencing.

- 4.) Lighting for outdoor areas will be installed only as a safety measure for the protection of personnel. Low-level, low-intensity lighting will be provided. Should high-intensity outdoor lighting be needed at any time, for example to make emergency repairs at night, temporary lighting will be provided.
- 5.) Onsite parking will be provided at the facility consistent with the expected number of employees.
- 6.) The facility will be extensively landscaped to provide a visual buffer from adjacent residences and neighboring properties.
- 7.) Building character will conform to the guidelines for residential development standards.

e. Signage

All permanent identification statements should be a blend of landscape and signage elements. Signage, except for directional signage, shall be part of the major use permit of the associated facility. Temporary signage will be allowed in conformance with County zoning regulations.

- 1.) Community/project identification sign(s) may be located at entries and along entry routes. Signs may be placed on one or both sides of the street. Sign size and scale should be appropriate to the entry and surroundings.
- 2.) Facilities identification signs will be allowed with one sign per street frontage for identification of recreational facilities and the water reclamation facility. Sign size and scale should be appropriate to the facility.
- 3.) Street signage or directional signs shall be placed within the common road lots and may be single or double-faced.

4. Landscape Design

The Landscape Concept for Hidden Valley Estates is integral to achieving the intended development character for the project. The landscape concept is intended to achieve the following objectives:

- **Consistency** - Streetscape design, while informal, will establish a consistent application of materials and vegetation reflecting the Jamul area.
- **Natural features** - Prominent natural features within the Hidden Valley Estates project are maintained in a natural state and are the basis of the landscape concept. In addition oak woodland, vernal pools, riparian areas and native inland sage scrub and chaparral existing in the open space areas are to remain undisturbed. Existing landforms (major ridgelines and hillsides) will also be preserved. These features serve as a visual backdrop for the community and act as the underlying theme for the landscape concept.
- **Transition areas** - Development/open space interface or transition areas are provided, and these areas will be integrated through the use of plant materials specified in the following sections.
- **Vegetation** - Vegetation indigenous to the area will be emphasized in the landscape concept and ornamental plantings which complement these vegetative types will be utilized in appropriate areas.
- **Fuel modification** - A sensitive Fire Fuel Modification Program is proposed and will be incorporated into the project landscape.
- **Maintenance** - Maintenance of irrigated landscaped areas within common lots shall be the responsibility of the homeowners association. Maintenance of fuel management zones and residential landscape within private residential lots shall be the responsibility of the individual private lot owner.

The Landscape Concept Plan establishes a framework for consistency of landscape and integration into the natural surroundings within the Hidden Valley Estates project area.

a. Landscape Architectural Design Guidelines for Planting

The Hidden Valley Estates landscape theme is based on the preservation of existing native plant communities, and the enhancement and enrichment of the natural landscape. Numerous plant communities exist on the site ranging from oak woodland, chaparral, inland sage scrub to riparian areas, freshwater marsh and vernal pool habitat. It is the intent of the landscape design to preserve these habitats in an undisturbed condition wherever possible.

Where disturbance due to construction is necessary, a revegetation program will be implemented to restore these habitats. Working within the various mitigation plans already prepared for this project will ensure that the native fabric and character of the site is maintained or enhanced.

1.) General Landscape and Streetscapes

In keeping with the character of plant material established by existing trees and shrubs on the site, the landscape of the common area facilities and the streetscapes will endeavor to complement that character. All plant materials will exhibit characteristics consistent with the informal, rural/native character of the project. Plantings will be used in a naturalistic style of planting, that is trees and shrubs will be planted in loose, flowing groupings which imitate nature's irregular patterns of form and texture.

The following lists of plant materials are segregated into four specific areas, General Common Area Facilities/Streetscapes, Riparian Corridors, Manufactured Slopes and Fire Fuel Modification Zones. Each of the plant palettes are designed to be compatible with the existing native plant communities and enhance and enrich them, while satisfying the need for reduced water consumption and low maintenance.

General Common Area Facilities/Streetscapes

Trees

<u>Latin Name</u>	<u>Common Name</u>
<i>Albizzia julibrissin</i>	Silk Tree
<i>Bauhinia variegata</i>	Orchid Tree
<i>Brachychiton populneum</i>	Bottle Tree
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cupaniopsis anacardioides</i>	Carrot Wood
<i>Eucalyptus</i> spp.	Eucalyptus
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Olea europaea</i>	Olive Tree
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Pinus pinea</i>	Italian Stone Pine
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus agrifolia</i>	California Live Oak
<i>Quercus ilex</i>	Holly Oak
<i>Schinus terebinthefolius</i>	Brazilian Pepper
<i>Tristania conferta</i>	Brisbane Box
<i>Washingtonia robusta</i>	Mexican Fan Palm

Large Shrubs

<u>Latin Name</u>	<u>Common Name</u>
<i>Arbutus unedo</i>	Strawberry Tree
<i>Arctostaphylos</i> spp.	Manzanita spp.
<i>Ceanothus</i> spp.	Wild Lilac
<i>Eleaagnus pungens</i>	Silverberry
<i>Fremontodendron</i> 'California Glory'	Flannel Bush
<i>Heteromeles arbutifolia</i>	Toyon
<i>Leptospermum laevigatum</i>	Australian Tea Tree
<i>Photinia fraseri</i>	Photinia
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Rhamnus californica</i>	Coffee Berry
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Rhus laurina</i>	Laurel Sumac
<i>Rhus ovata</i>	Sugar Bush
<i>Xylosma congestum</i>	Shiny Xylosma

Medium Shrubs

<u>Latin Name</u>	<u>Common Name</u>
Abelia hybrid 'Edward Goucher'	Glossy Abelia
Arctostaphylos spp.	Manzanita spp.
Baccharis spp.	Coyote Bush
Bougainvillea spp.	Bougainvillea
Calliandra haematocephala	Pink Powder Puff
Carissa grandiflora	Natal Plum
Cistus spp.	Rockrose
Cotoneaster lacteus	Red Clusterberry
Escallonia fradesii	Escallonia
Hibiscus spp.	Hibiscus
Mahonia spp.	Oregon Grape Holly
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Pittosporum spp.	Mock Orange
Raphiolepis spp.	India Hawthorn
Ribes spp.	Currant
Viburnum spp.	Viburnum

Small Shrubs

Arctostaphylos spp.	Manzanita spp.
Artemisia californica	Coastal Sagebrush
Aspidium capense	Leatherleaf Fern
Ceanothus spp.	Wild Lilac
Cistus spp.	Rockrose
Euryops pectinatus	Golden Shrub Daisy
Hemerocallis hybrid spp.	Daylily
Impatiens wallerana	Impatiens
Iris douglasiana	Pacific Coast Iris
Lantana spp.	Lantana
Lavendula	Lavender
Limonium perizzi	Statice
Liriope muscari	Blue Lily Turf
Mimulus spp.	Monkey Flower
Moraea spp.	Fortnight Lily
Pelargonium peltatum	Ivy Geranium
Pittosporum spp.	Mock Orange
Pyracantha 'Santa Cruz'	Pyracantha
Raphiolepis spp.	India Hawthorn
Salvia spp.	Sage
Santolina spp.	Santolina
Veronica spp.	Veronica
Zauschneria californica	California Fuchsia

Groundcovers

<u>Latin Name</u>	<u>Common Name</u>
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
Atriplex semibaccata	Australian Saltbush
Baccharis pilularis	Coyote Bush
Eriogonum spp.	Buckwheat
Gazania spp.	Gazania
Hedera helix 'Hahnsii'	Hahn's Ivy
Hypericum calycinum	Creeping St. Johnswort
Lantana spp.	Lantana
Lonicera spp.	Honeysuckle
Myoporum spp.	Myoporum
Osteospermum fruticosum	African Daisy
Parthenocissus tricuspidata	Boston Ivy
Sisyrinchium bellum	Blue-eyed grass
Trifolium frag. O'Connors	O'Connor's Legume
Turfgrass/Tall Fescue or Bermuda	

Vines

<u>Latin Name</u>	<u>Common Name</u>
Bignonia spp.	Trumpet Vine
Bougainvillea spp.	Bougainvillea
Clytostoma callistegioides	Violet Trumpet Vine
Gelsemium sempervirens	Carolina Jessamine
Hibbertia scandens	Guinea Gold Vine
Lonicera japonica	Honeysuckle
Macfadyena unguis-cati	Cat's Claw Vine
Parthenocissus tricuspidata	Boston Ivy
Rosa banksia	Lady Bank's Rose
Wisteria sinensis	Wisteria

2.) **Riparian Corridors**

The only mature riparian woodland onsite is a cluster of sycamore trees (*Platanus racemosa*), a black willow (*Salix goodingii*) and a few pepper trees (*Schinus* sp.) in the southeastern portion of the property. Associated with that area is also freshwater marsh and associated riparian scrub. The proposed revegetation plan for this community will expand the sycamore woodland/freshwater marsh. In keeping with this plan, the landscape in the associated area will reflect the palette of plant materials found in the riparian association.

Figure 17 illustrates the relationship of the Riparian area to the Active Recreation Facility. The intent of the planting at the Recreation Facility is to visually link both the Recreation Facility and the Riparian Area with associated planting types, as well as extend that feeling to the streetscape in the general area. This creates a zone of similar plant groupings, which helps in visually identifying areas within the development by their planting palette.

Riparian Corridors/Sycamore Woodland

Trees/Large Shrubs

<u>Latin Name</u>	<u>Common Name</u>
Heteromeles arbutifolia	Toyon
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
Quercus englemannii	Englemann Oak
Salix babylonica	Weeping Willow
Salix lasiolepis	Arroyo Willow
Sambucus mexicana	Mexican Elderberry
Schinus molle	California Pepper

Shrubs/Groundcover

<u>Latin Name</u>	<u>Common Name</u>
Clematis pauciflora	Small-Leaf Virgin's Bower
Lonicera subspicata var.denudata	San Diego Honeysuckle
Prunus ilicifolia	Holly Leaf Cherry
Rhus laurina	Laurel Sumac
Ribes indecorum	White-Flowered Currant
Ribes speciosum	Fuschia Flowered Currant
Eriogonom fasciculatum	California Buckwheat
Eschscholzia californica	California Poppy
Festuca megalura	Foxtail Fescue
Lupinus succulentus	Arroyo Lupine
Sisyrinchium bellum	California Blue Eyed Grass
Stipa coronata	Giant Stipa
Stipa pulchra	Purple Needle Grass

3.) Manufactured Slopes

The grading concept for manufactured slopes, as described elsewhere, utilizes the contour grading method where feasible. This concept in conjunction with the landscape concept for the slopes will provide a more pleasing and natural appearance to the transition from developed areas into open space areas.

The slopes will be planted with deep-rooted material to ensure the stability of the slope. Plant groupings will be naturalistic in style to blend with the surrounding native open space areas. Where drainage devices are required, their appearance will be softened by the landscape planting to minimize their visual impact.

4.) Fire Fuel Modification and Transition Zones

These areas represent a physical separation between development and open space. The purposes of these zones are to A) reduce the hazard of brush fires, B) reduce the spread of structural fires and C) to provide a natural and visual transition between the development and the surrounding open space.

The primary criteria for achieving a safe fire buffer zone in inland sage scrub and chaparral landscapes relies on the reduction of vegetative biomass. It is necessary to reduce the amount of plant foliage, in order to reduce the intensity and flame height of fire conditions. Very few landscape plants, other than succulents, are considered "fire retardant". Intensive landscaping will be avoided in the fire fuel modification zone.

The overall concept is to decrease the amount of fire prone vegetation for varying distances from homes that interface with the natural vegetation. A gradual decrease in native plant densities, dead plant debris and the substitution of fire-resistant plants near development areas provides fire protection and a transition from developed areas to native vegetation. The pattern of vegetation removal and the introduction of other plants will be consistent with these principles and those established for wildlife habitat.

The program designed for Hidden Valley Estates is consistent with the established fire fuel modification program of the Rural Fire Protection District. The District recognizes less flammable habitats and/or sensitive habitats and allows for adjustments of the basic policy to minimize impacts to those resources. The policy modification applies to the proposed wetland preserve area in Hidden Valley Estates.

The fire fuel modification zone is typically measured from the face of a building, or residence and consists of three types of subzones. Each zone type provides an increasing level of protection as one moves from the native plant material towards the structure. The zone types are described below, although the actual zone type and location will be detailed in a specific design to be reviewed by the Rural Fire District and will vary depending on the precise location of the residential structure on each lot.

Fire Fuel Modification Zone -- TYPE I

This zone establishes a minimum building setback from manufactured or existing slopes. Planting within this zone must be maintained in a succulent (moisture-filled) condition to increase fire retardance and so must be irrigated. All natives or non-native plant material must be tolerant of summer watering as it is necessary to maintain the moisture filled condition.

A wide spectrum of plantings are allowable within this zone, however the following exotic plants must not be used:

Acacia species	Pinus species
Cedrus species	Rosmarinus officinalis
Eucalyptus species	Rosmarinus officinalis 'prostrata'
Juniperus species	Schinus molle

Some of the many recommended plantings within this zone include:

Trees

Agonis flexuosa
Pistacia chinensis
Platanus racemosa
Liquidambar styraciflua

Vines

Bougainvillea brasiliensis
Clytostoma callistegioides
Distictis buccinatoria
Doxantha unguis-cati
Jasminum polyanthum
Parthenocissus tricuspidata

Shrubs

Abelia grandiflora
Bougainvillea brasiliensis
Callistemon citrinus
Carissa grandiflora 'Tuttle'
Ceanothus g. 'horizontalis'
Cissus antarctica
Escallonia fradesii
Fern species
Hebe species
Lantana montevidensis
Nandina domestica
Nerium oleander
Photinia fraseri
Pittosporum species
Plumbago auriculata
Tecomaria capensis
Trachelospermum jasminoides
Xylosma congestum

Accents

Agapanthus africanus
Asparagus sprengeri
Begonia richmondensis
Clivia miniata
Hemerocallis species
Impatiens wallerana

Groundcovers

Delosperma 'Alba'
Drosanthemum hispidum
Fragaria chiloensis
Gazania species
Hedera helix
Lysimachia nummularia
Vinca minor
Lawn-Hybrid Tall Fescues
Lawn-Hybrid Bermuda

Fire Fuel Modification Zone -- TYPE II

This zone establishes a minimum width from zone Type I of low growth habit, drought tolerant, fire retardant, deep rooting planting with compatibility with non-natives. 70% of the vegetation will be a low groundcover or grass. The remaining 30% may be trees and large shrubs with a total biomass not to exceed 6 tons per acre. The trees and large shrubs will be spaced apart 20 feet minimum between the driplines. The use and extent of this zone will be considered by the Fire District in light of the irrigation needs versus water use and rural compatibility. Within the Type II zone, two conditions may exist.

Type IIA - Irrigated Manufactured Slopes

This condition will be maintained in a succulent condition, thus requiring irrigation, and will be primarily of a low groundcover with a natural character. Recommended plantings include:

Trees and Shrubs

Arctostaphylos densiflora	Prunus ilicifolia
Bougainvillea species	Punica granatum
Brahea armata	Quercus agrifolia
Juglans californica	Quercus englemanii
Melia azedarach	Rhus lancea
Nerium oleander	Robinia pseudoacacia
Parkinsonia aculeata	Schinus terebinthefolius
Platanus racemosa	

Groundcover

Achillea millefolium	Drosanthemum hispidum
Arctotheca calendula	Lantana montevidensis
Arctostaphylos edmundsii	Myoporum 'Pacifica'
Arctostaphylos 'Pacific Mist'	Opuntia species
Artemisia californica	Stipa pulchra
Baccharis pilularis	Trifolium fragiferum
Coprosma kirkii	Yucca species
Delosperma 'Alba'	Zauschnaria californica

Type IIB - Irrigated Natural Slopes

This condition allows for native species that may remain assuming they have a low resin content and minimal fine branching. Any species that cannot tolerate summer watering must be removed, and any trees or shrubs closer than 20-foot between driplines must be thinned.

Native species within this zone that may remain:

Arctostaphylos species	Prunus ilicifolia
Ceanothus species (Cerastes subgroup)	Rhamnus species
Cercocarpus species	Rhus laurina
Cneoridium dumosa	Rhus ovata
Dudleya species	Yucca whipplei
Heteromeles arbutifolia	Xylococcus bicolor

Native species within this zone to be removed - fire hazard when mature:

Adenostoma fasciculatum	Eriogonum fasciculatum
Artemisia californica	Keckiella antirrhinodes
Ceanothus species (Cenothus subgroup)	Salvia mellifera

Fire Fuel Modification Zone -- TYPE III

This zone creates the final transition into the purely native, existing vegetation on the project. This zone does not require irrigation, does not allow any new planting, and requires selective clearing and thinning of native species to allow for a 20' spacing between groupings. Again this will reduce the total biomass (which will not exceed 6 tons/acre) while preserving a natural appearance.

5.) Irrigation

All areas that require irrigation will be watered with an automatic, underground irrigation system. Manual systems may be used at individual single family front, side or rear yards where they occur. Community streetscapes and facilities will be watered with an automatic, low precipitation irrigation system to provide deep watering to the planting areas.

6.) Landscape Maintenance

All community streetscapes and facilities, and other common area property will be maintained by a professional landscape maintenance company under the control of the Homeowner's Association. Such maintenance is to be of high quality in accordance with established horticultural practices. Automatic irrigation systems will be routinely inspected and maintained in operating condition at all times. Landscape maintenance specifications will address: watering, fertilization, trimming, mowing, pruning, herbicide/pesticide programming and weeding/debris clean up. Each homeowner will be responsible for maintaining their own property if not maintained by the Homeowners Association in accordance with the CC&R standards.

b. Landscape Architectural Design Guidelines for Community Structures

The landscape concept elements of the community which provide landscape continuity are described as follows:

1.) Primary and Secondary Community Entrances

There will be three gated community entrance points. The two primary entrances will be on Millar Ranch Road and the secondary entrance will be on Proctor Valley Road. The design guidelines for community entrances shall be implemented through a major use permit.

Community entrances to Hidden Valley Estates will be accent points which "announce" community entry and establish the unique theme and character of the community. Natural materials of stone and wood will be used to integrate the built structures of the community into the natural landscape character.

The concept of the entry monumentation provides an initial impression and image of the community. The scale, form and materials of the signage will be consistent with the materials used throughout the community and are repeated in the street, directional and descriptive signage.

Monumentation, special paving textures, the elements of the gatehouse, flowering accents and shrubs, and the use of specimen trees will be used to generate visual interest and excitement at the community entrance points.

The primary entrances to the community incorporates a widened right-of-way to accommodate a landscaped median, gatehouse or guardhouse, and gates (See Figures 18 and 19). Low stone walls will meander through the landscape leading the eye into the project and setting the stage for the materials and elements repeated throughout the community. Flowering shrubs and groundcovers of a more native character will provide color and textural variety on the ground plane, while canopy and vertical accent trees create skyline interest and frame the entrance into the community.

A gatehouse and automated gates, or guardhouse with controlled gates at the primary entrances will create a sense of privacy and security for this community. They will employ the same elements, such as stone and wood, as found throughout the development.

The secondary entry will repeat the same elements as the primary entrances but will be smaller in scale (See Figure 20). No gatehouse is planned for this entrance, but special paving, automated gates and enhanced planting will carry through the design concept.

2.) Trails

A publicly accessible Riding/Hiking Trail for pedestrian, bicycle and equestrian travel is proposed within the Hidden Valley Estates project. This trail will provide a linkage across the site for connection with future regional trails.

As shown in Figure 21, the majority of the public trail is located alongside interior roadways within the right-of-way and meanders through the landscaped portion of the parkway. The trail will consist of decomposed granite 8 feet wide and bounded on the residence side by a split rail fence, while being separated from the road by a landscaped parkway of varying dimensions (See Figure 22). Further physical separation is provided at intersections by a combination stone pilaster and split rail fence (See Figure 23). Where the public trail goes off-street, trail design will be less formal (See Figures 24 and 25).

A private path system is also proposed along all of the roadways within the development except the primary collector future public roadway alignment. The system will be a 5-foot wide path of decomposed granite and will provide a link for Hidden Valley Estates residents to the recreational facilities and other special features of this community. (See Figures 26 and 27)

These design guidelines for trails shall be implemented through the tentative map.

3.) Fencing/Project Walls/Monumentation

The material, style and height of walls within the community will provide an element of continuity throughout Hidden Valley Estates. Walls at the community entrances and the recreational facilities will be of concrete/stone/wood materials. Construction materials and colors for the walls will be consistent with the character of the residences. Project and street monumentation will be designed in a uniform and consistent manner so as to blend with other elements within the community (See Figures 28 and 29).

Split rail fencing will run along the front of all residential lots at the property line. (See Figure 30). Fencing at the community entrances, along the roadways and at special features within the community will be designed to carry through the rural character of the project. This includes special treatments for three bridge crossings (See Figure 31). The horizontal form of walls and fences will be softened with vines and/or shrub planting to reduce their impact and visually integrate them with the landscape.

Fencing along the perimeter of the developed portion of the project adjacent to permanent open space will be six-foot-high chainlink.

4.) Recreational Facilities

Two recreational facilities are planned for this community to provide a broad range of activities for the residents. Each center is distinct in the types of activities provided, with one geared toward active structured recreation, while the other is more passive and flexible in its activities.

The active recreation center provides a swimming pool, spa, lighted tennis courts, and a children's play area or tot lot. These activities are supported by a restroom facility, shade structure and area for picnicking (See Figure 32). Structures within the active recreation center will be designed using the materials and colors established for the community facilities and will incorporate stone and wood elements into the design.

The passive recreation center incorporates an open lawn play field, two sand volleyball courts and a children's play area. A decomposed granite pathway encircles the facility providing a loop for jogging or walking. A restroom building is also planned for this facility as is a picnic area with a gazebo situated at an overlook point into the adjacent natural open space (See Figure 33).

5.) Water Reclamation Facility

The landscaping of the water reclamation facility will be designed to vegetate the manufactured slope faces and to provide a visual buffer from adjoining residential lots and neighboring properties. Extensive use of accent and mass/screen trees will be implemented to achieve these goals. The tree selection also will be made to mask the extent and elevation of the manufactured slopes.

6.) Streetscapes

The design of streetscapes will provide a sense of continuity between various uses and locations within the community and will further enhance the rural character of the development. The following landscape design criteria will be applied to roads within the development.

Primary Collector Road

Streetscape landscaping along this potential future public roadway alignment (Millar Ranch Road) through the project site would be limited to erosion control plantings and temporary irrigation on manufactured slopes. The developer would reserve the right to provide enhanced landscaping, signage or temporary buildings.

Secondary Collector Roads

Special treatment will include the use of stone pilasters and fencing where the Riding/Hiking Trail abuts intersections, special monumentation identifying the names of the intersecting roads, and enhanced plantings of street trees and flowering shrubs.

Street tree planting along the Collector Roads will vary as the roadway progresses through the various plant communities within the development and will be informal in nature. Ground covers and shrubs will be selected for their ability to withstand periods of drought.

The landscaped parkway is bounded by a split rail fence along the fronts of the residences to create the image of country roads, and to define the limits of the parkway and the separation of maintenance areas.

View corridors to special areas such as open spaces, recreational facilities and vistas both internal and distant will be incorporated into the overall concept. Where open spaces abut the road, views into the open spaces will become an integral part of the foreground streetscape. Building setbacks from the roadway will vary to create visual interest and to enhance the rural character of the project.

Loop and Linkage Roads, and Cul-De-Sacs

Similar design concepts will also apply to the Loop and Linkage roads, and Cul-De-Sacs.

Street signage will be consistent with the Secondary Collector Road monumentation on a smaller scale.

Street tree plantings will also vary to maintain an integration with the project's plant communities. Again the emphasis will be on drought tolerant tree, shrub and groundcover species, and the use of turfgrass will be limited.

Similar to the Secondary Collector Roads, all Loop and Linkage Roads, and Cul-de-Sacs will be bordered at the residential property line with a split rail fence behind the landscaped road right-of-way. Building setbacks will also be varied on the Loop and Linkage Roads and Cul-de-sacs in keeping with the rural character of the project.

7.) Utilities

Utility fixtures will be located and screened to the extent possible in order to reduce their visual impact in the community. Low profile fixtures or enclosures will be encouraged. Proposed utility lines will be located underground.

B. TENTATIVE MAP

Establishment of detailed lot boundaries and circulation layouts will be accomplished through approval of the tentative tract map. This map was approved concurrently with the Specific Plan.

C. USE PERMITS

Major use permits will be needed for the recreation facilities, community entrances and the water reclamation facility. These permits will be reviewed and approved by the County of San Diego.

D. GRADING PERMITS

Grading for the internal roadway system for each unit will be accomplished simultaneously with the grading of the pads for the homesites. Integration of all grading within a unit into a single operation allows for a more efficient balancing of earthwork, quicker stabilization of erosion potential and a more uniform establishment of vegetative cover.

E. PHASING PLAN

Phasing of development for Hidden Valley Estates will be accomplished by the implementation of a single tentative map. Final maps will be filed in units consistent with:

- current and expected trends in demand and absorption rates of dwelling units; and,
- development and timing of infrastructure and other improvements.

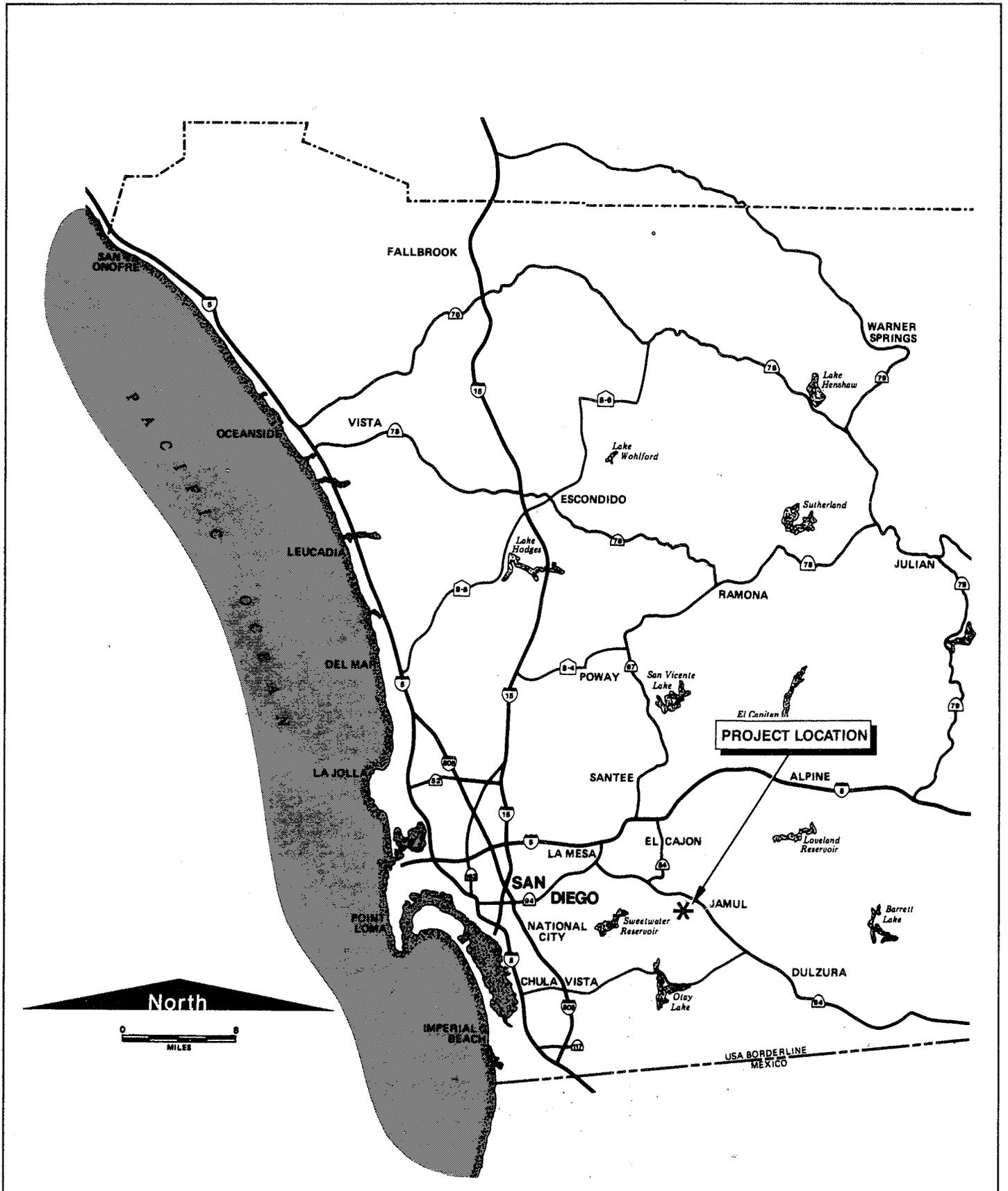
Phasing is proposed to move from the west to the east. The sequence of final map units and number of dwelling units within each final map will be depicted on a unitization plan to be approved by the Planning Director. It is the primary intention of the phasing plan to relate infrastructure requirements to proposed development. While a sequence is implied, there is nothing in this plan to preclude a different order of development so long as the related infrastructure is adequately in place. The Specific Plan provides for this flexibility because the actual sequence of development may be affected by numerous factors not now predictable.

F. AMENDMENT PROCEDURES

In accordance with the California Government Code Sections 65453-65454, Specific Plans will be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or ordinance. Such an amendment or amendments will not require a concurrent general plan amendment unless it is determined by County Staff that the proposed amendment would substantively depart from the General Plan goal, objectives, policies or programs. An environmental assessment form will accompany the proposed amendment, but it is presumed that the master SEIR approved for the project area includes all future development for the Specific Plan. If further environmental documentation were required due to unusual circumstances, it would be a focused analysis and action as set forth in Section 15162 and 15182 of the CEQA guidelines.

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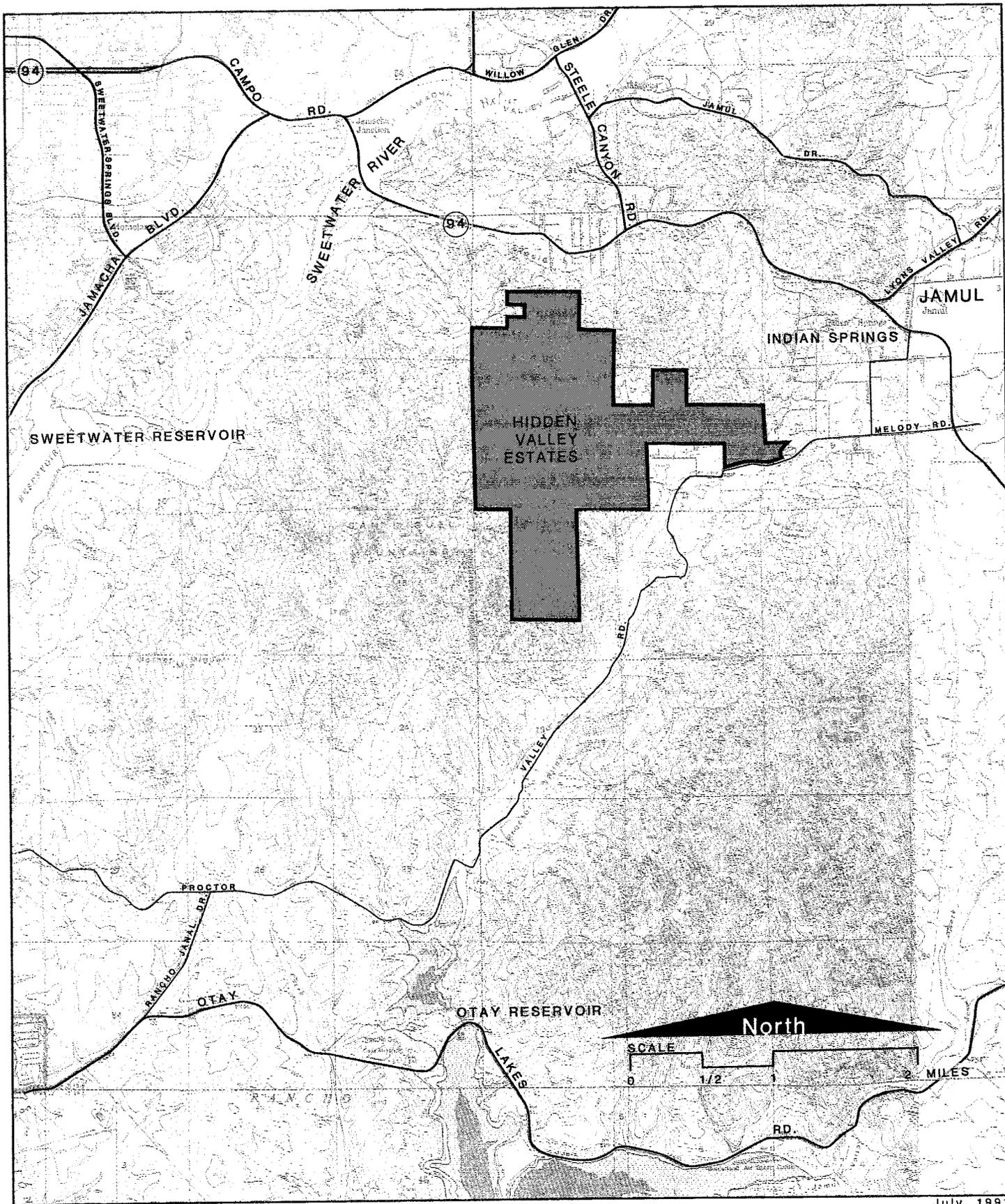


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Hidden Valley Estates

Regional Location

FIGURE 1

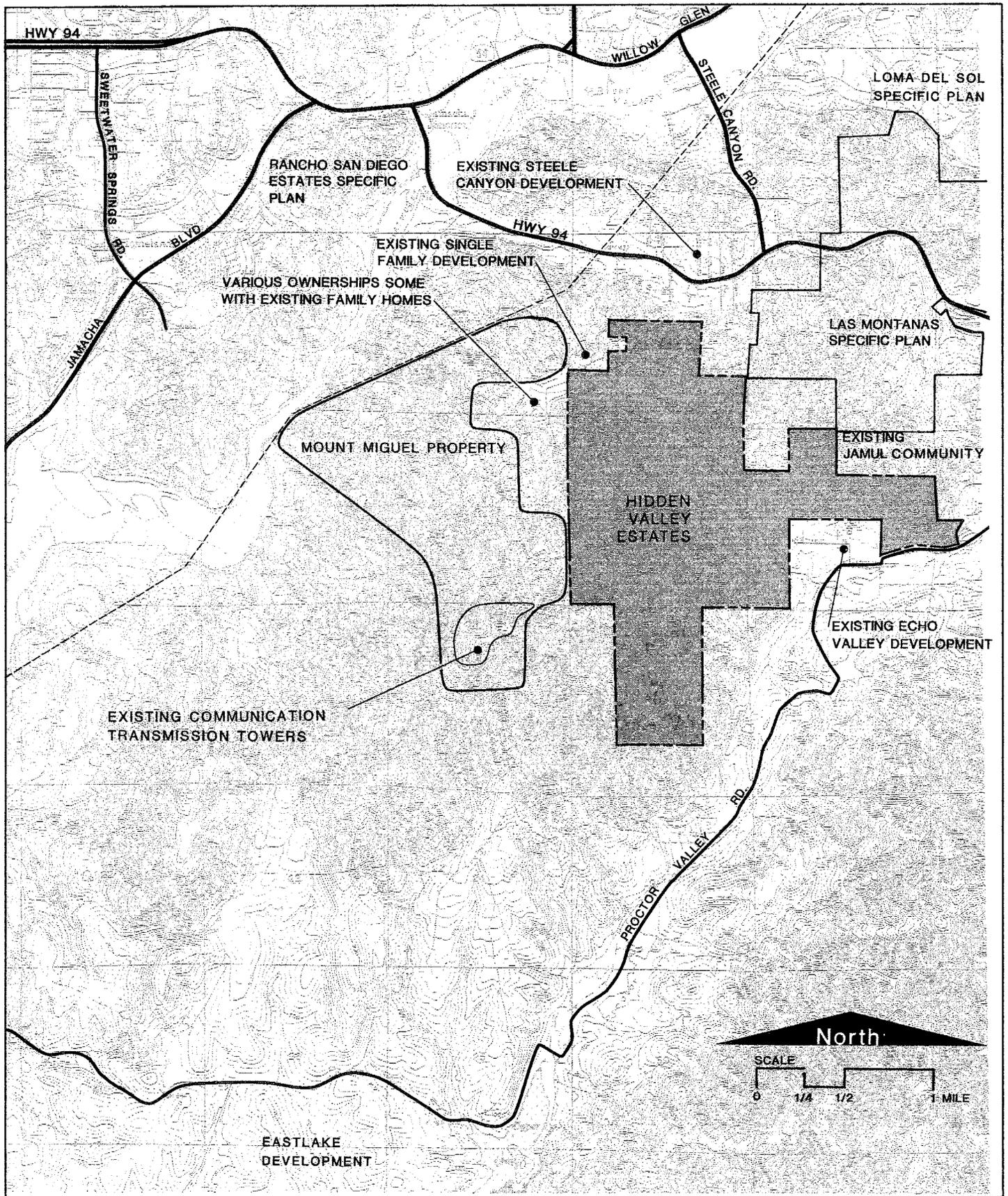


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Site Vicinity

FIGURE 2

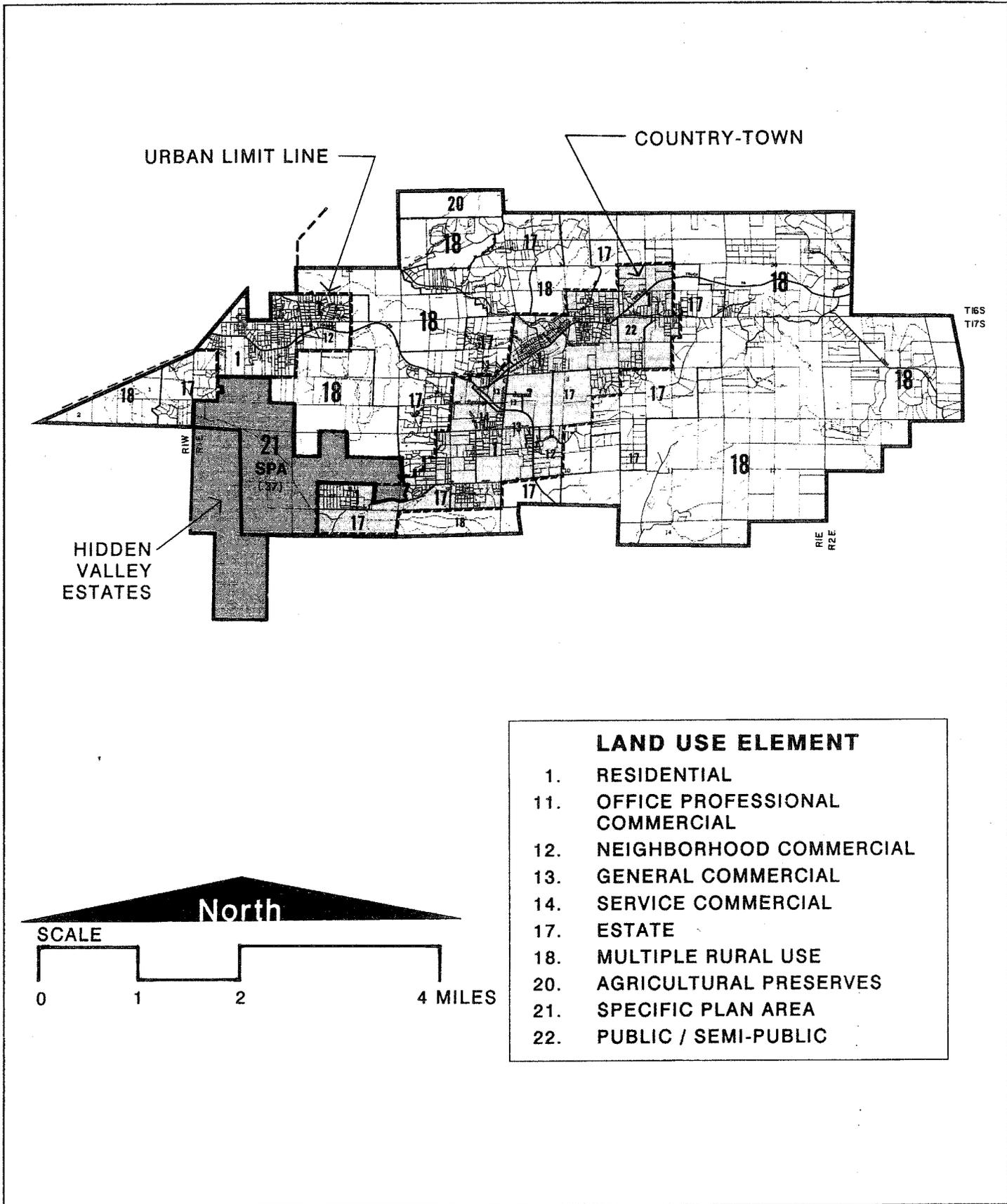


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Surrounding Land Use

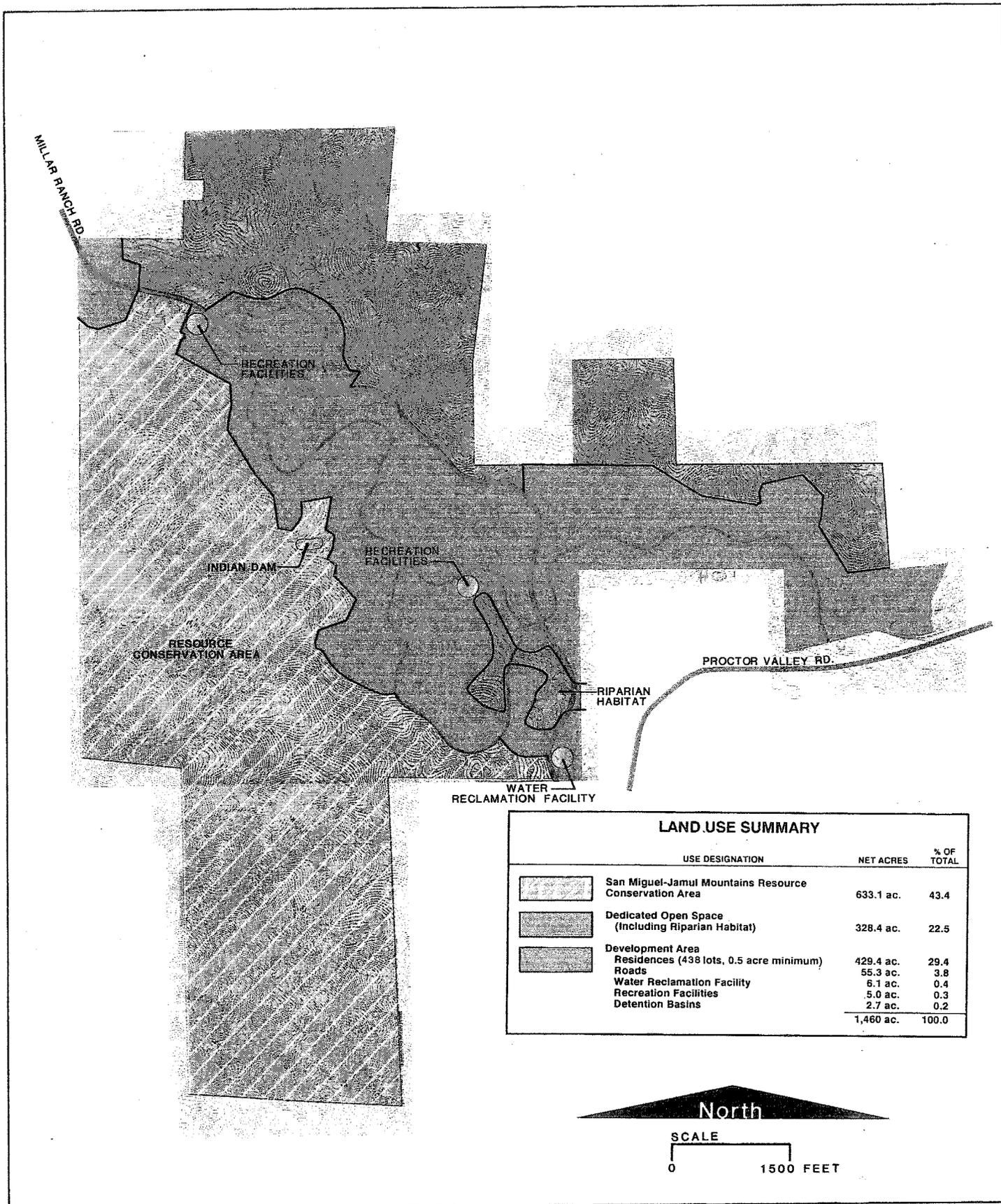
FIGURE 3



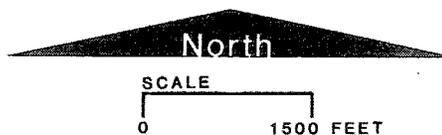
Hidden Valley Estates

Jamul-Dulzura Inset

FIGURE 5



LAND USE SUMMARY		
USE DESIGNATION	NET ACRES	% OF TOTAL
 San Miguel-Jamul Mountains Resource Conservation Area	633.1 ac.	43.4
 Dedicated Open Space (Including Riparian Habitat)	328.4 ac.	22.5
 Development Area		
Residences (438 lots, 0.5 acre minimum)	429.4 ac.	29.4
Roads	55.3 ac.	3.8
Water Reclamation Facility	5.1 ac.	0.4
Recreation Facilities	5.0 ac.	0.3
Detention Basins	2.7 ac.	0.2
	1,460 ac.	100.0

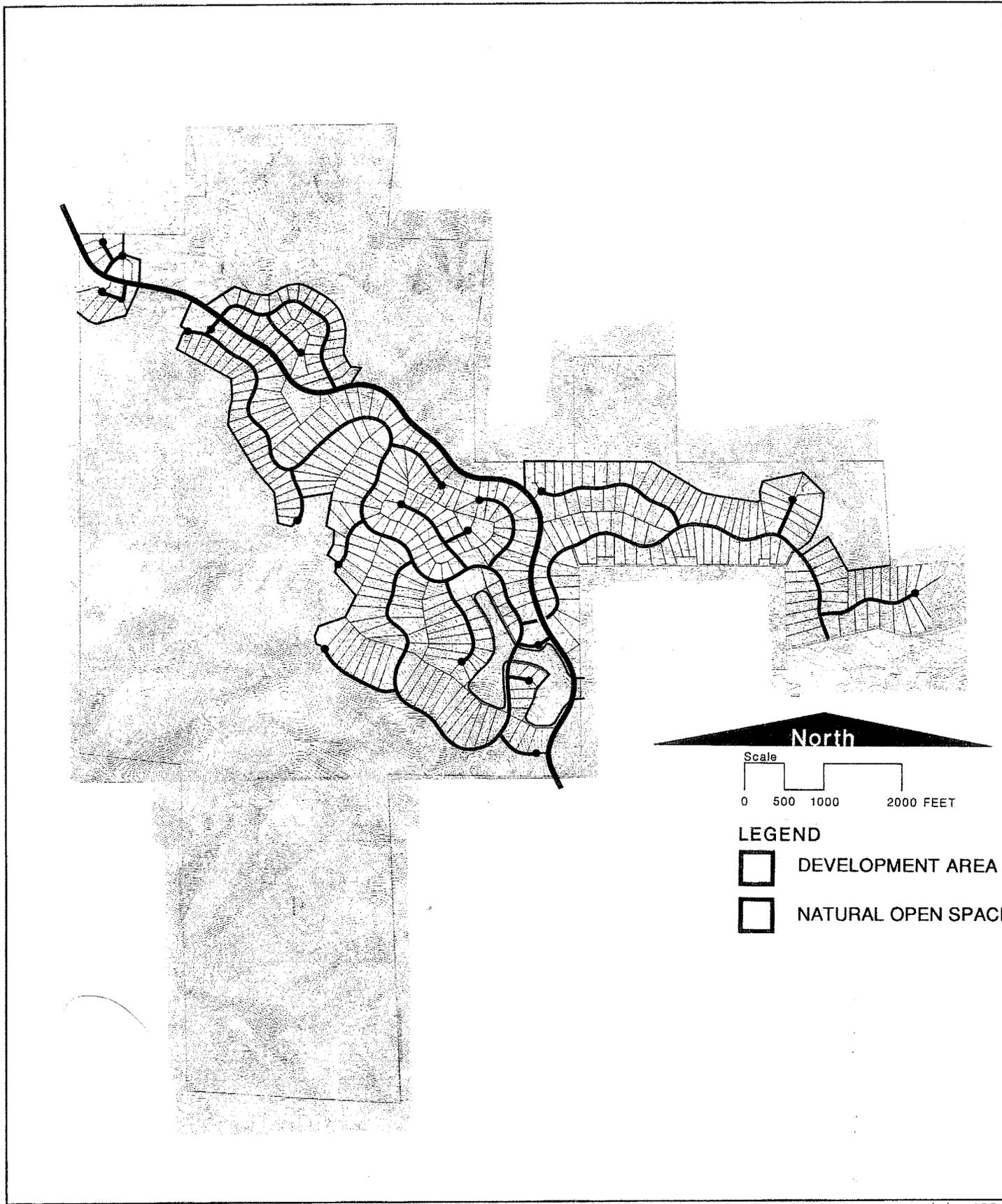


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Specific Plan Map

FIGURE 6

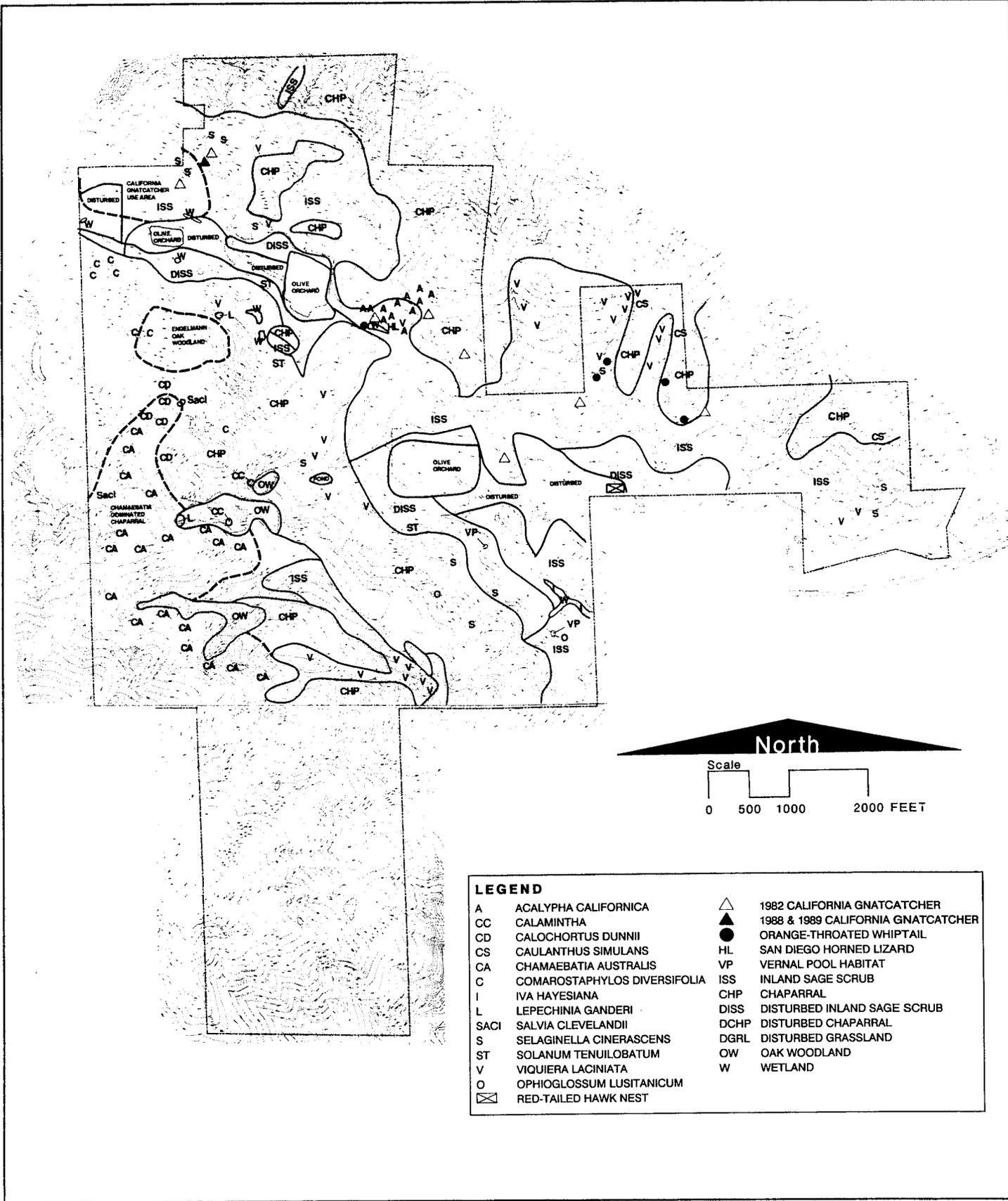


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Open Space Plan

FIGURE 7

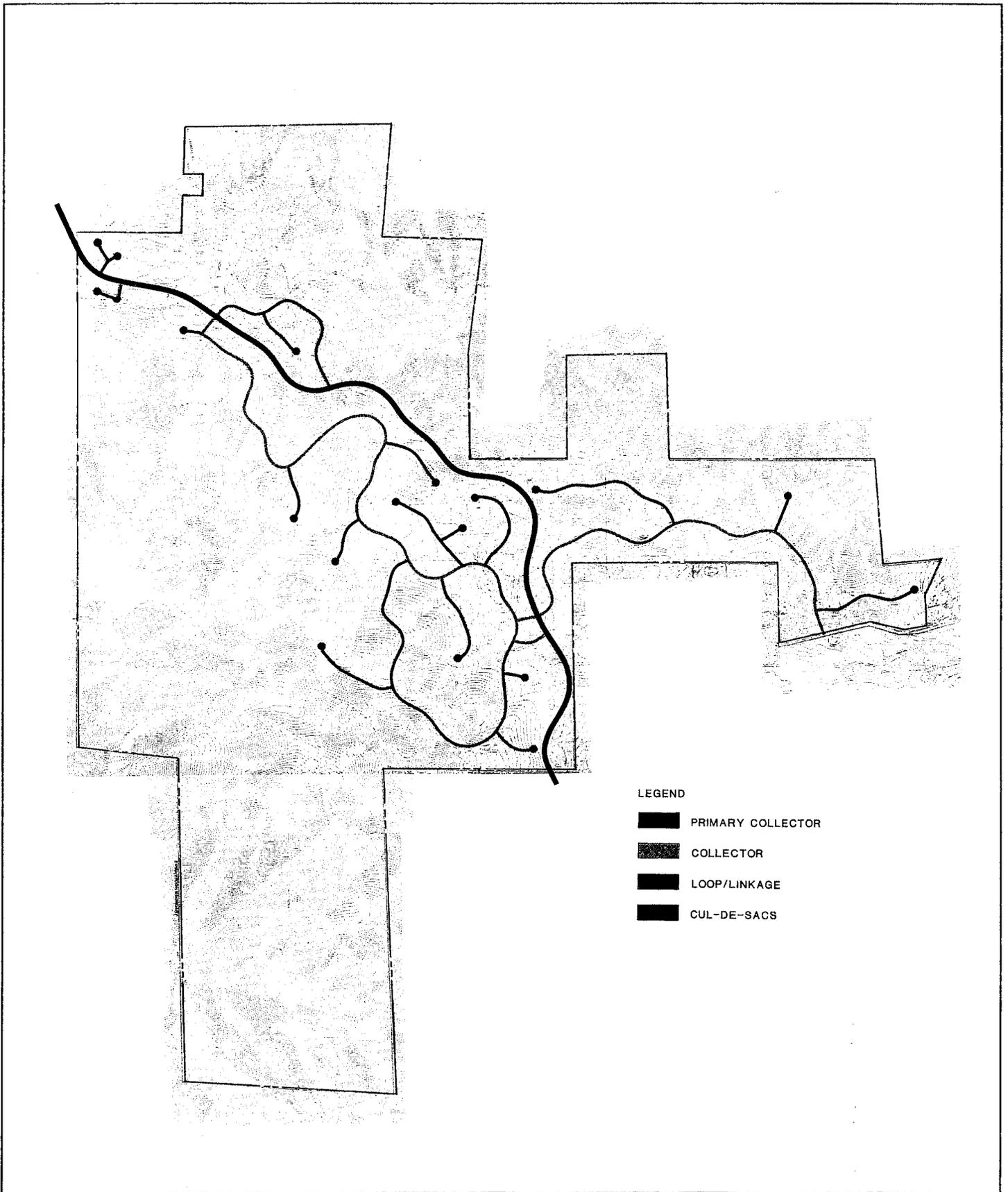


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Biological Resources

FIGURE 8

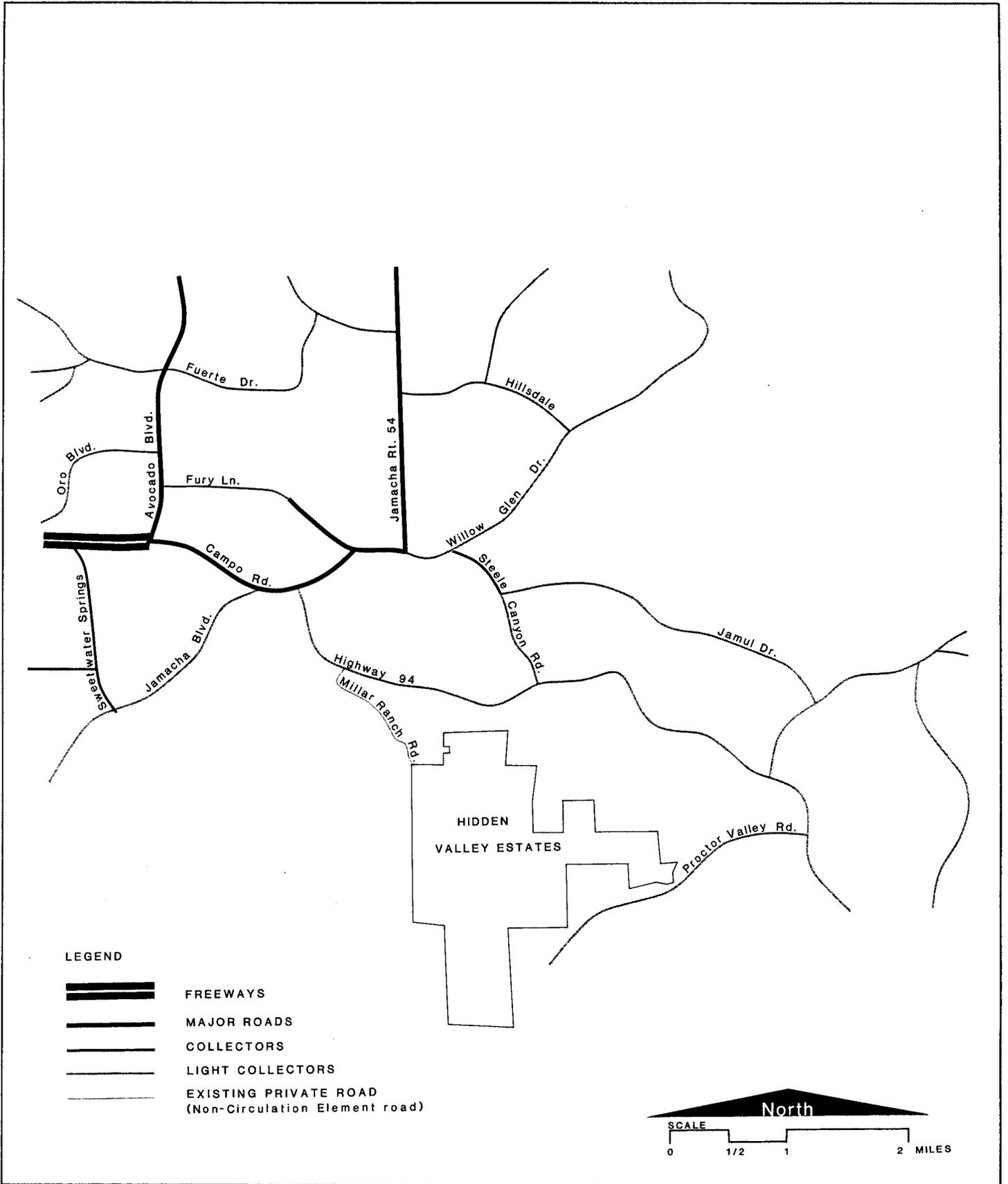


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Onsite Circulation

FIGURE 9



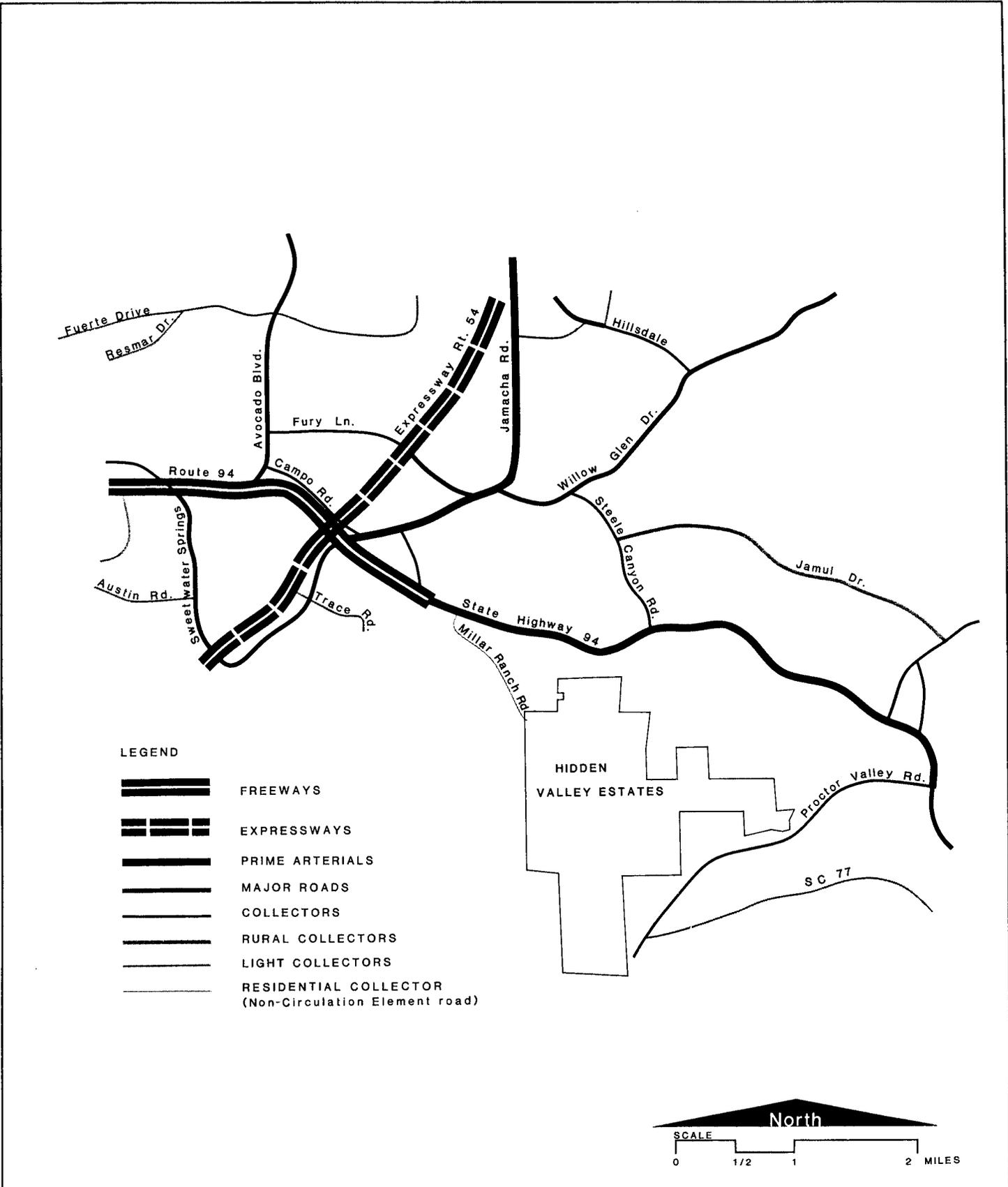
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Offsite Circulation

EXISTING CIRCULATION SYSTEM

FIGURE 10

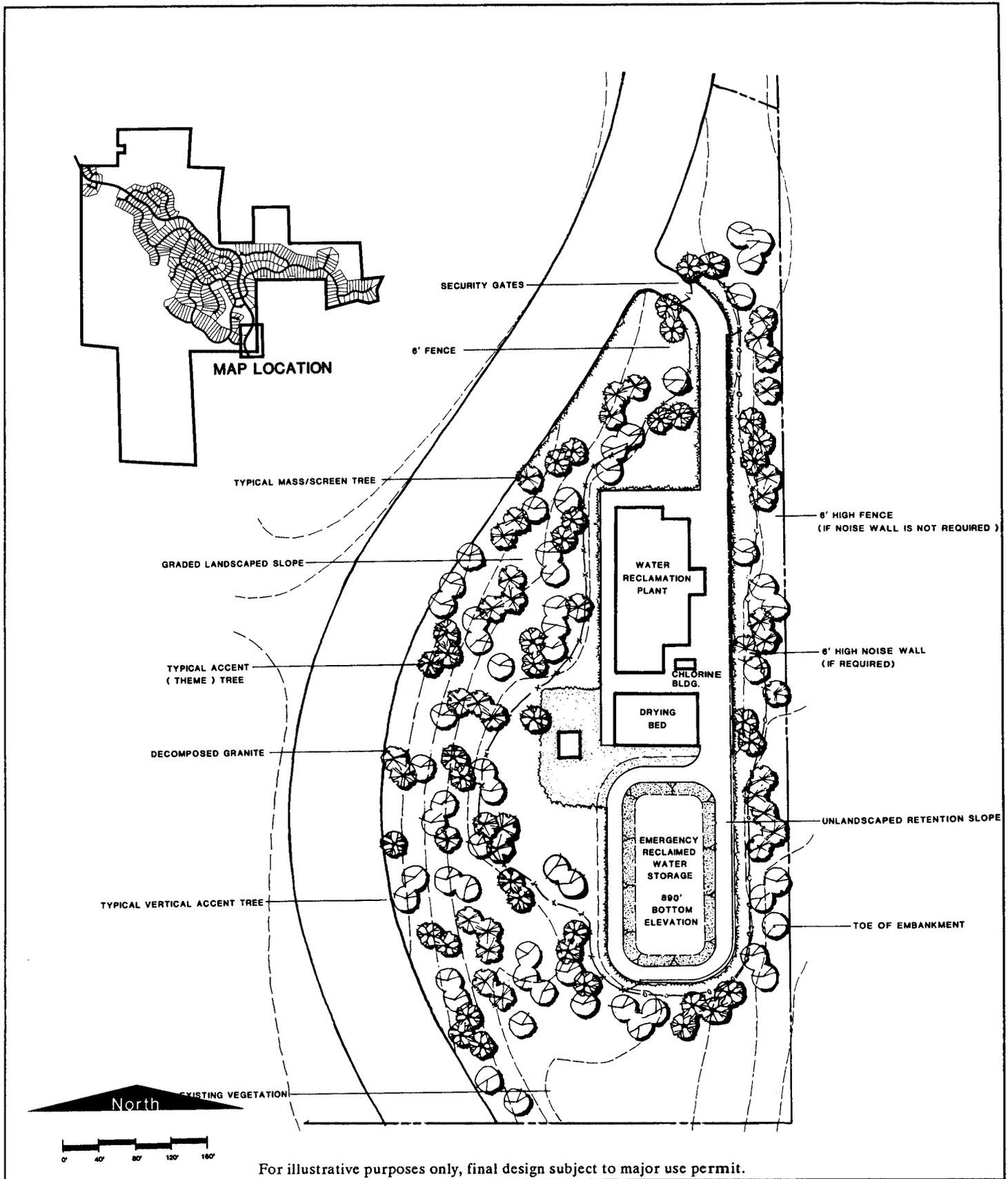


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Future Circulation

REGIONAL CIRCULATION PLAN AT BUILDOUT

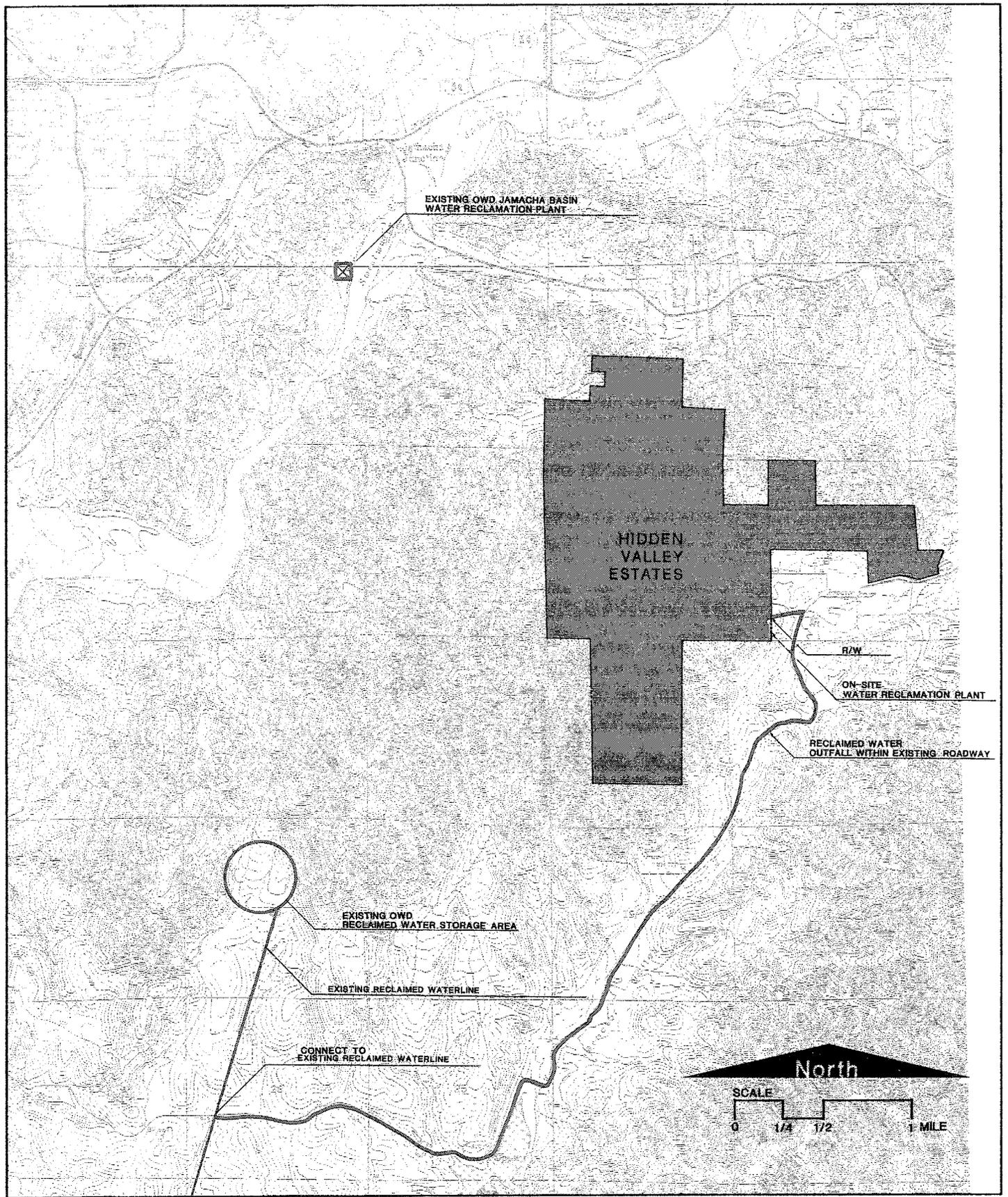
FIGURE 11



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Water Reclamation Facility

FIGURE 12

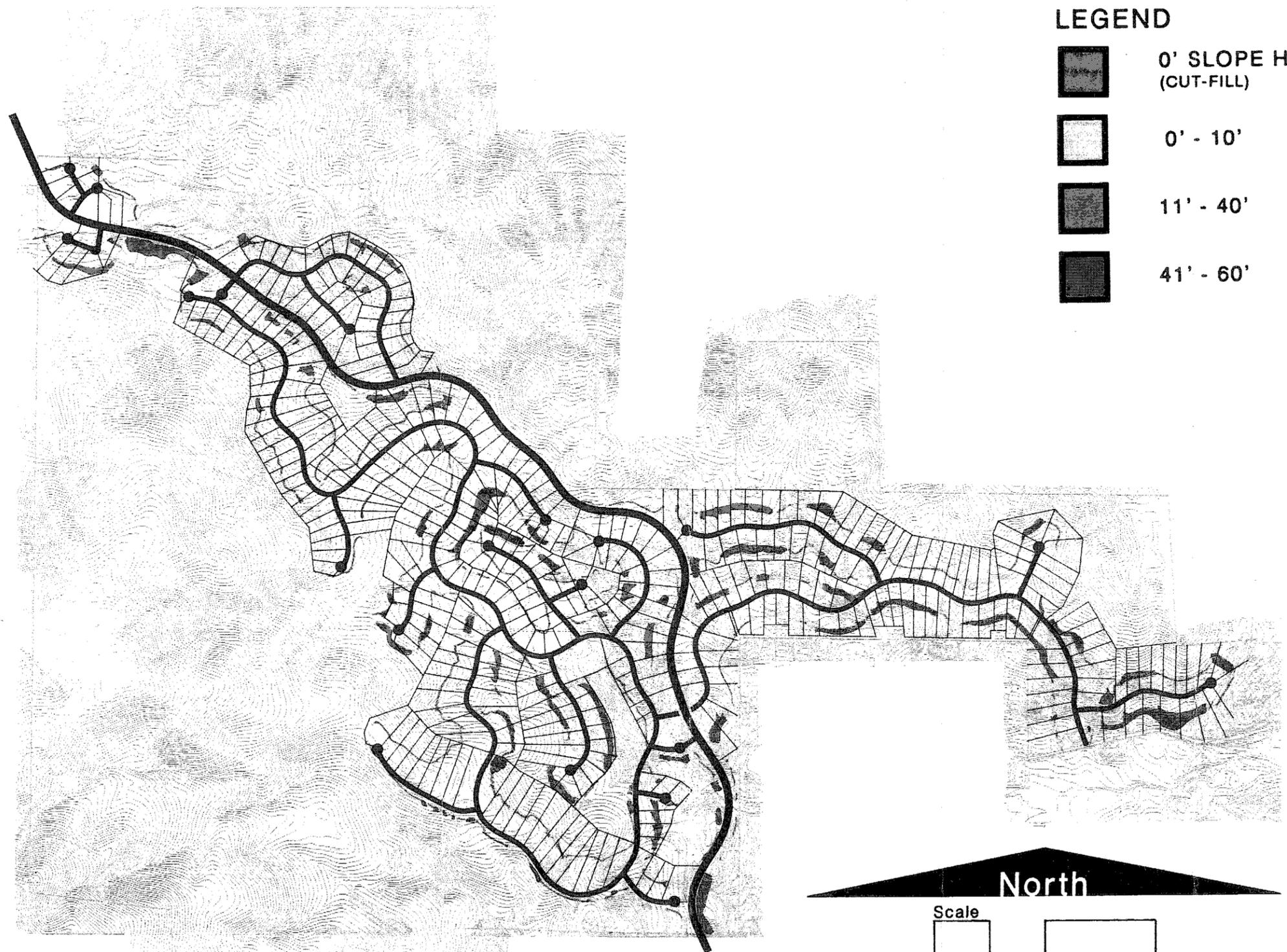


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Reclaimed Water Delivery

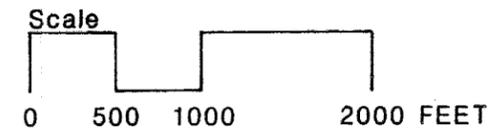
FIGURE 13



LEGEND

-  0' SLOPE HEIGHT (CUT-FILL)
-  0' - 10'
-  11' - 40'
-  41' - 60'

North

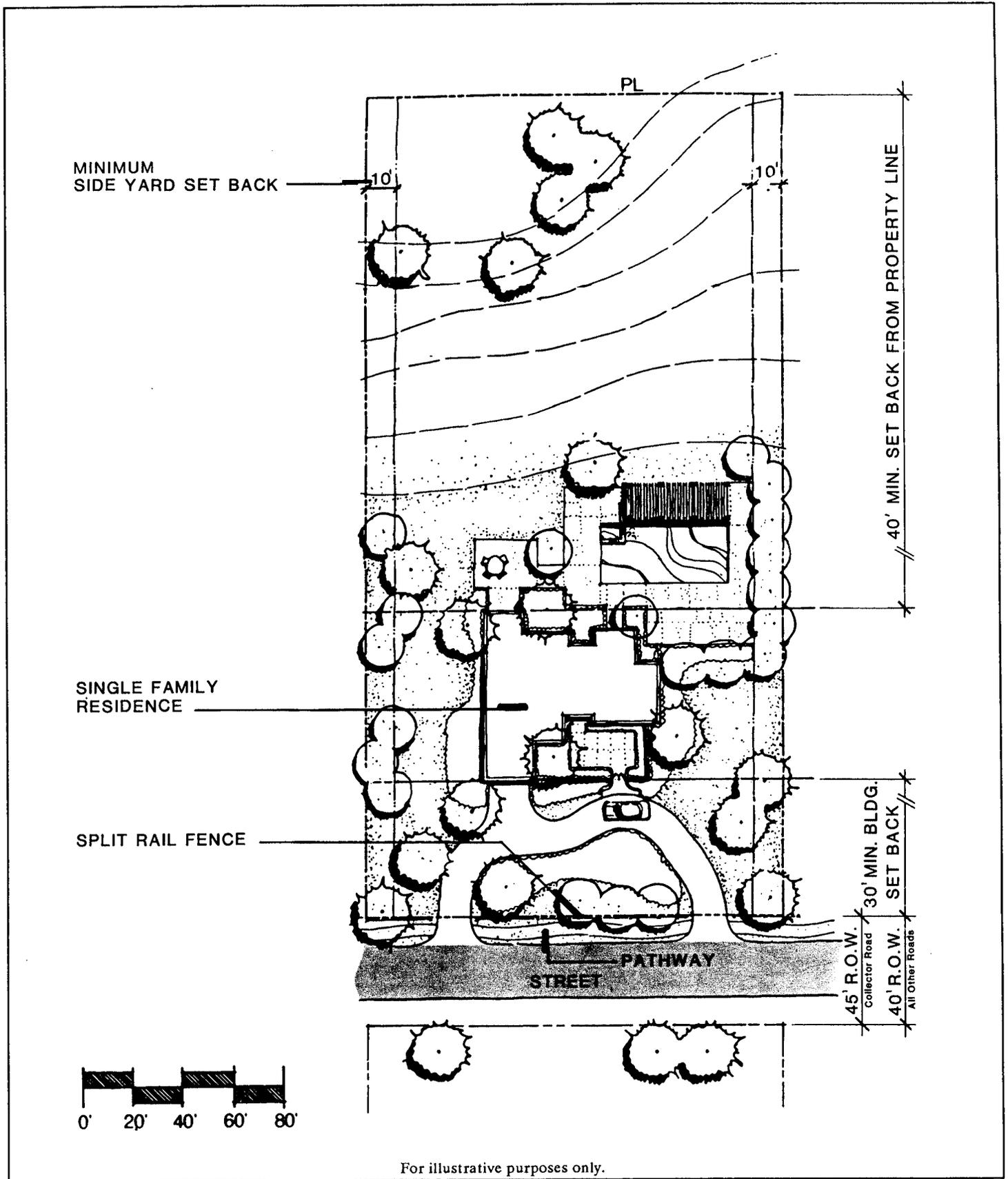


For illustrative purposes only, final design will be subject to review and grading permits.

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Grading Plan Slope Analysis

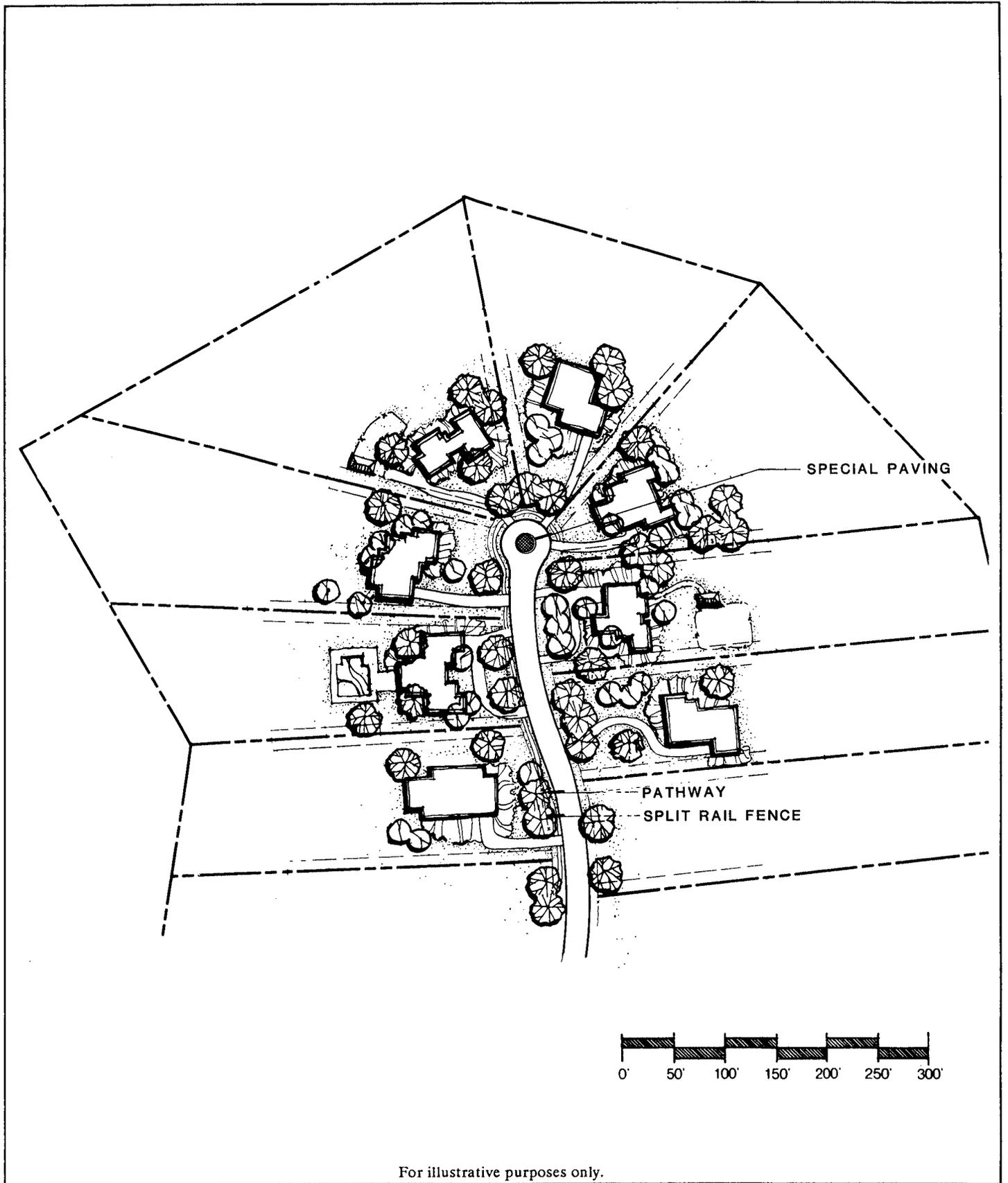


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Typical Lot

FIGURE 15

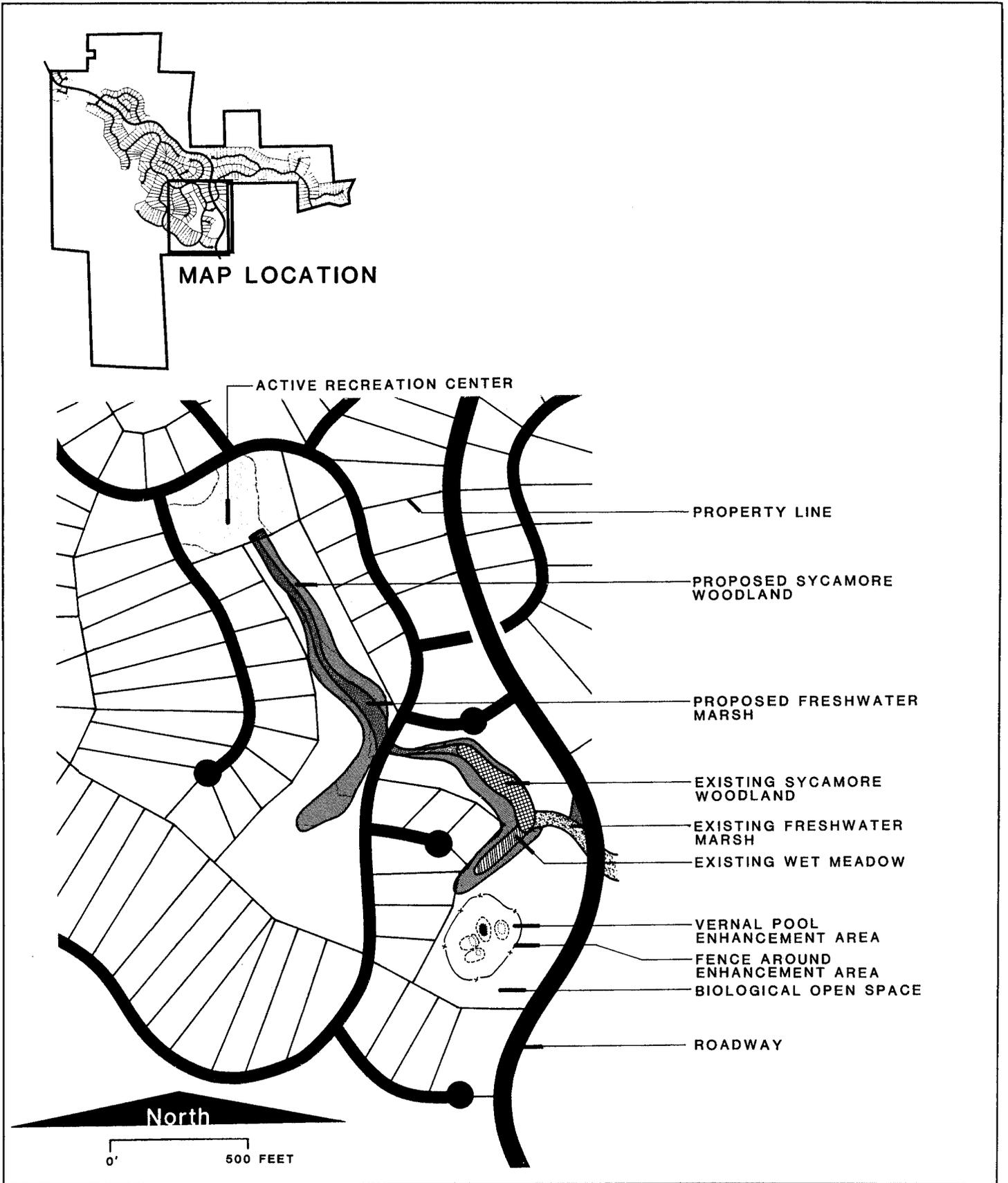


Hidden Valley Estates

Typical Layout

CUL-DE-SAC LOT PLAN

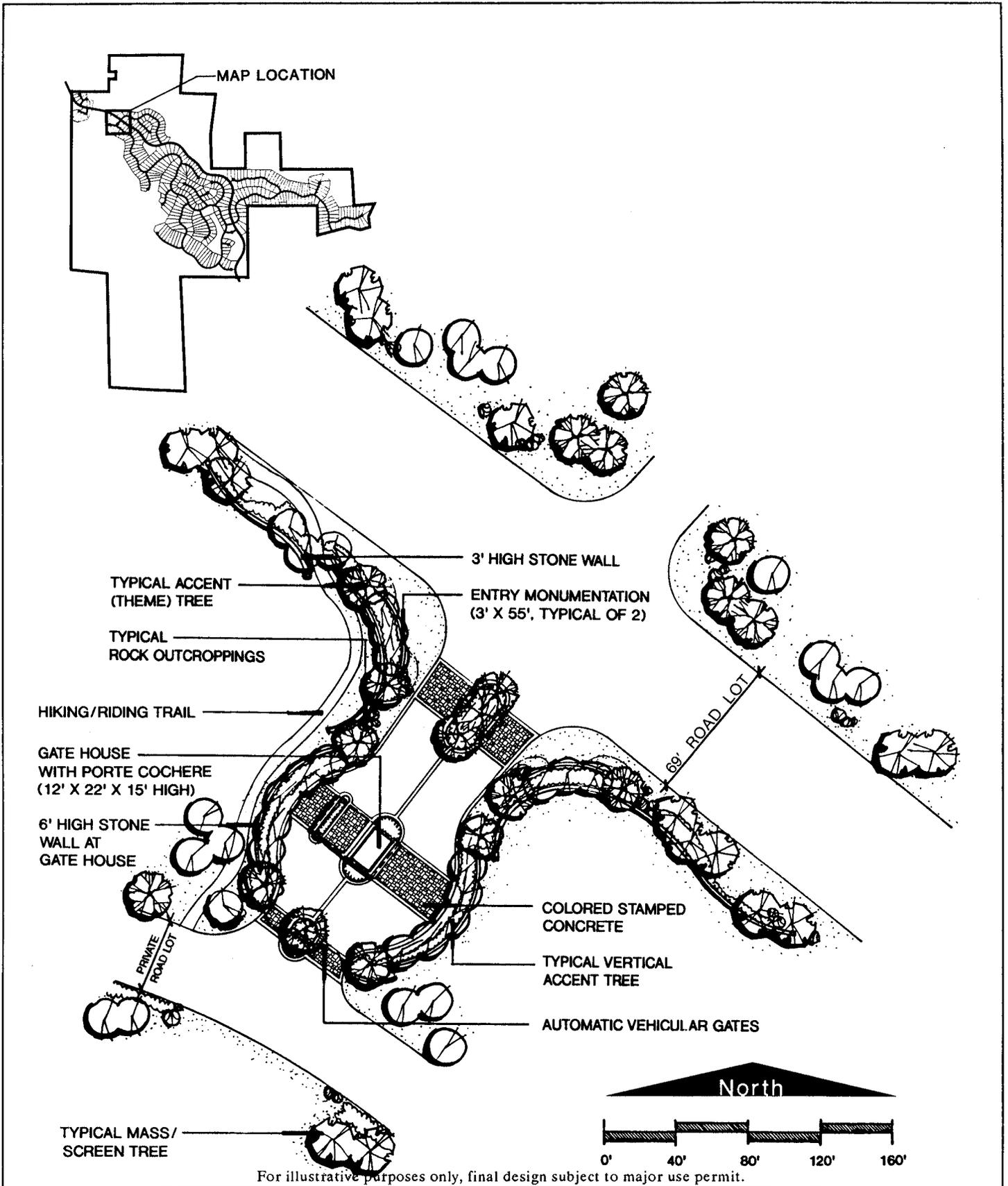
FIGURE 16



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Riparian Enhancement Plan



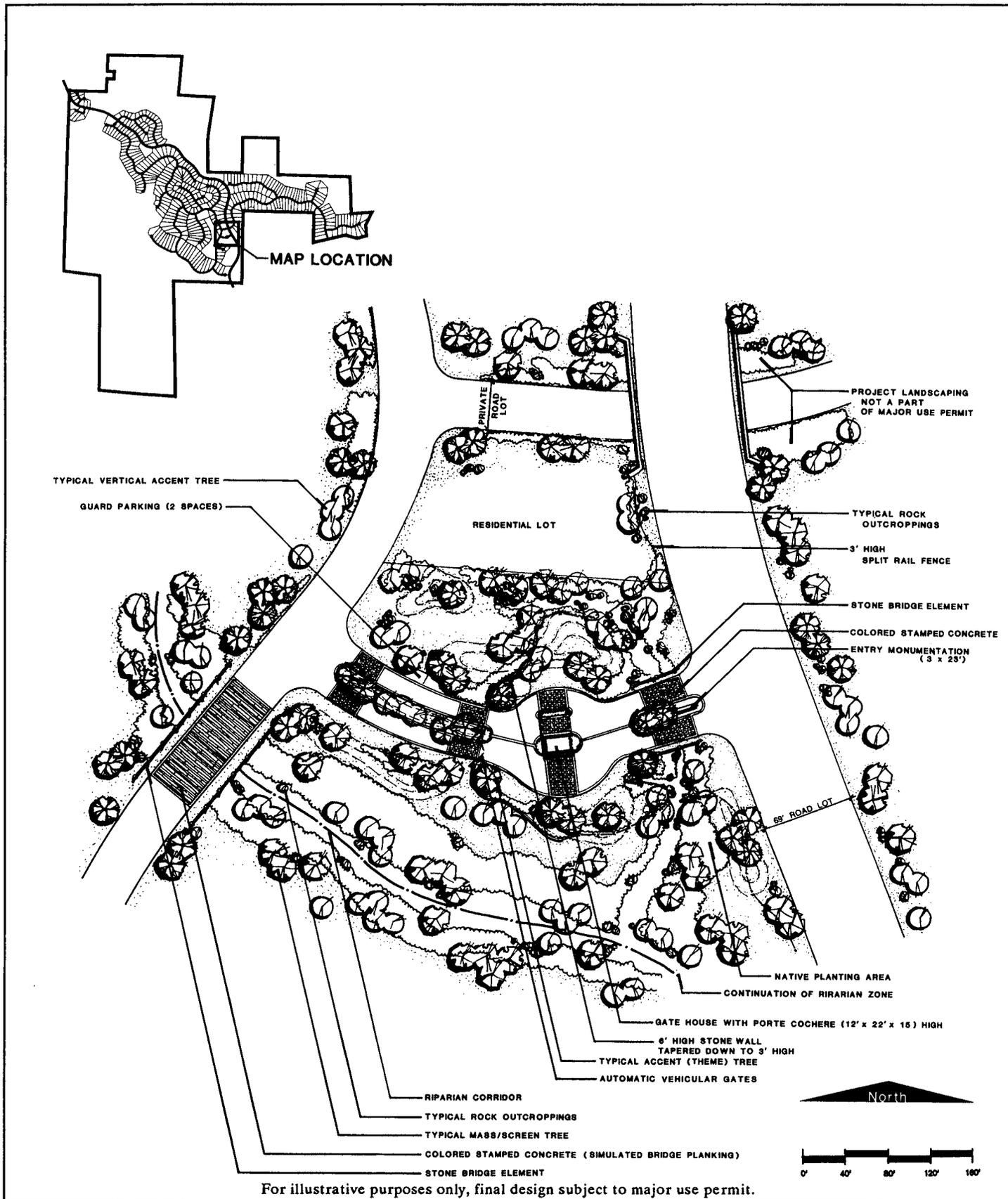
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Primary Entry

NORTHWEST

FIGURE 18



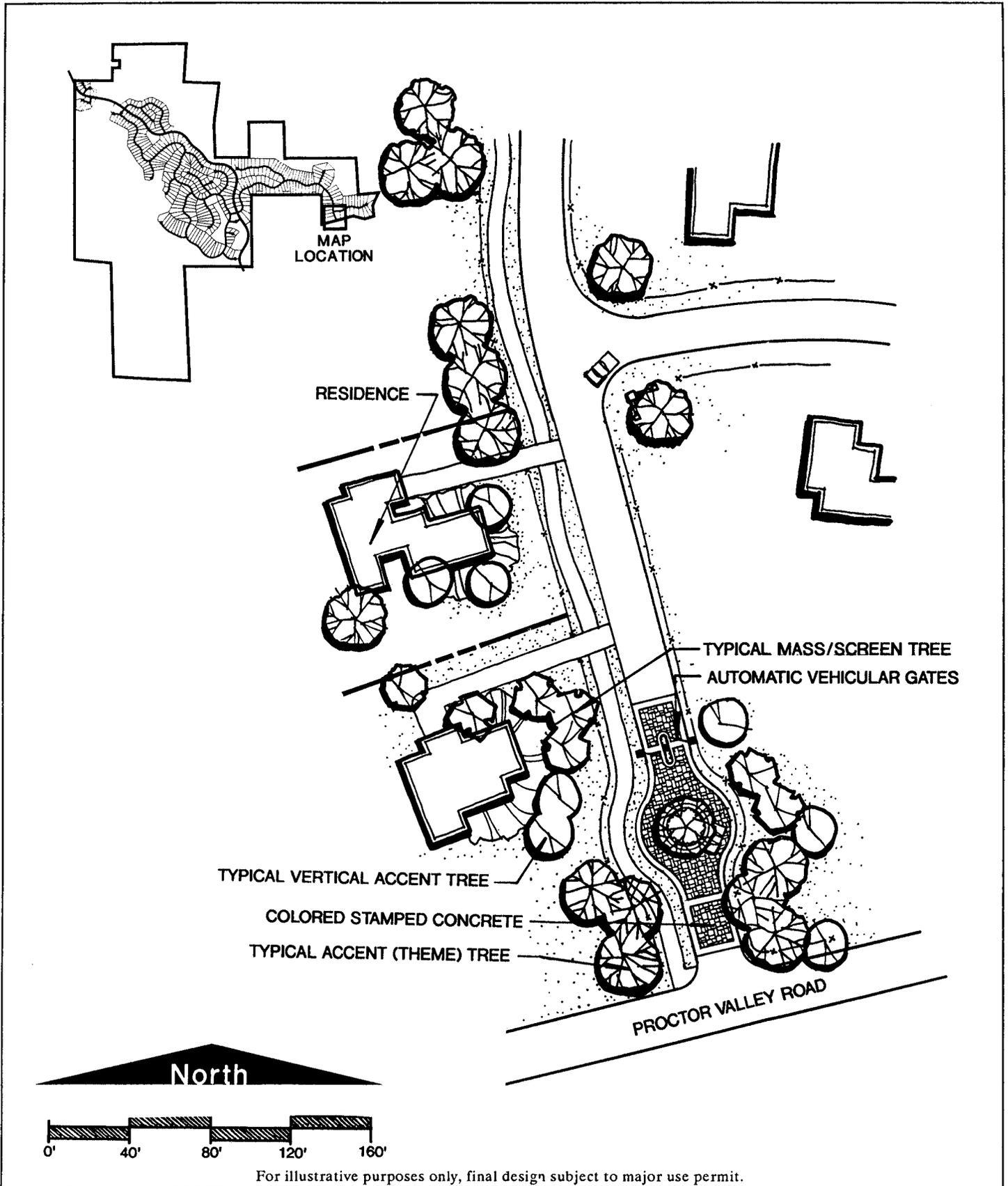
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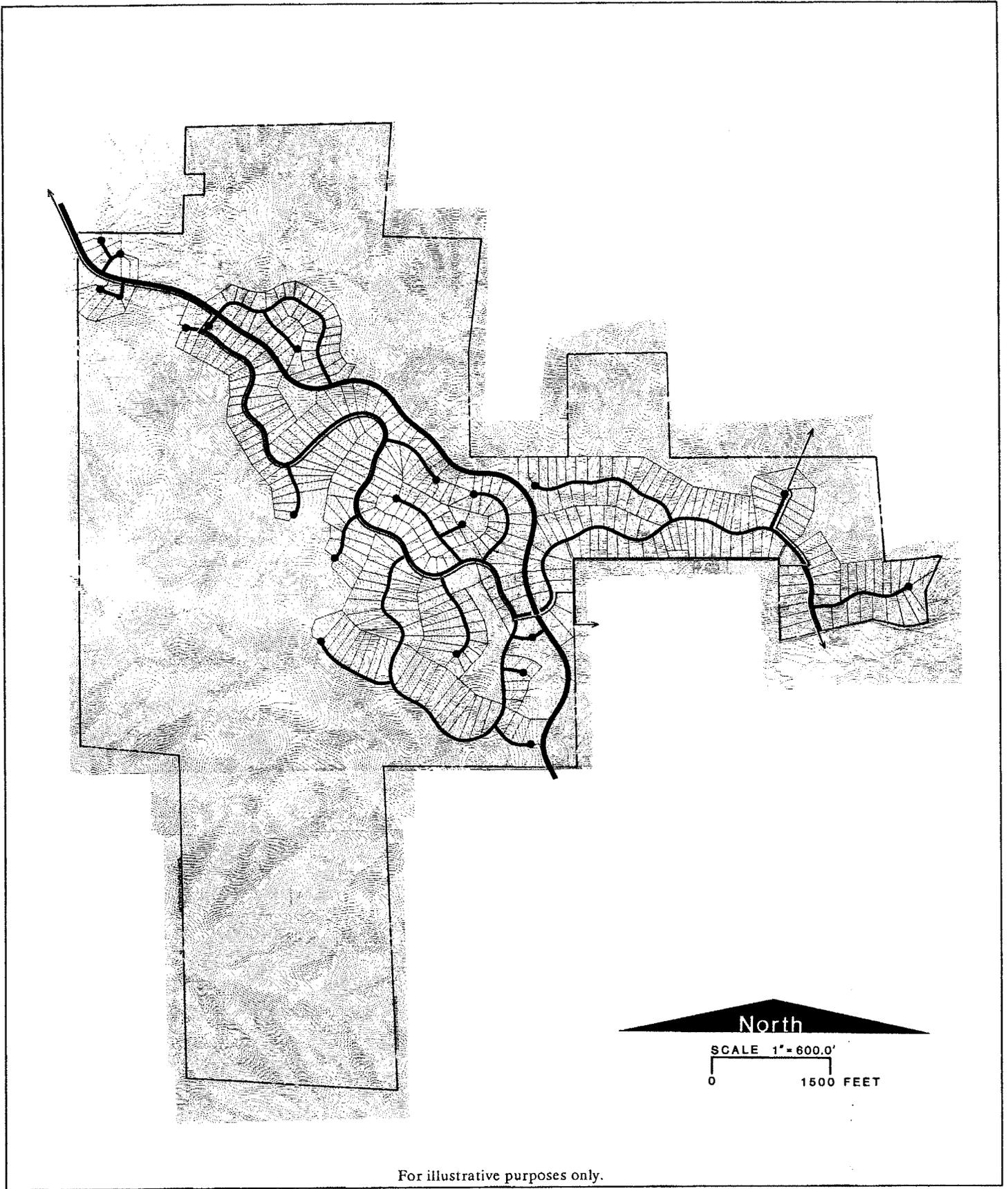
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Primary Entry

SOUTH

FIGURE 19





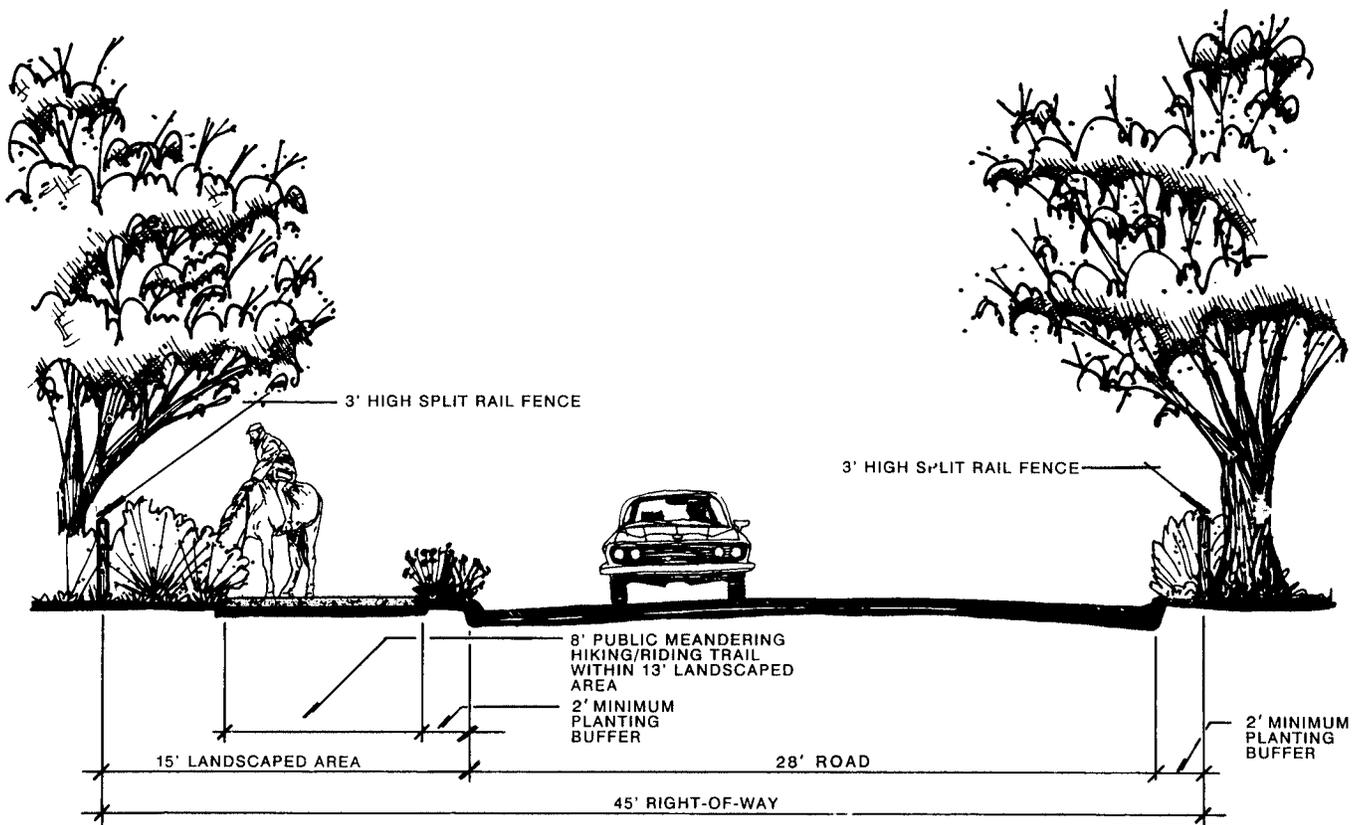
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Public Trail System

FIGURE 21



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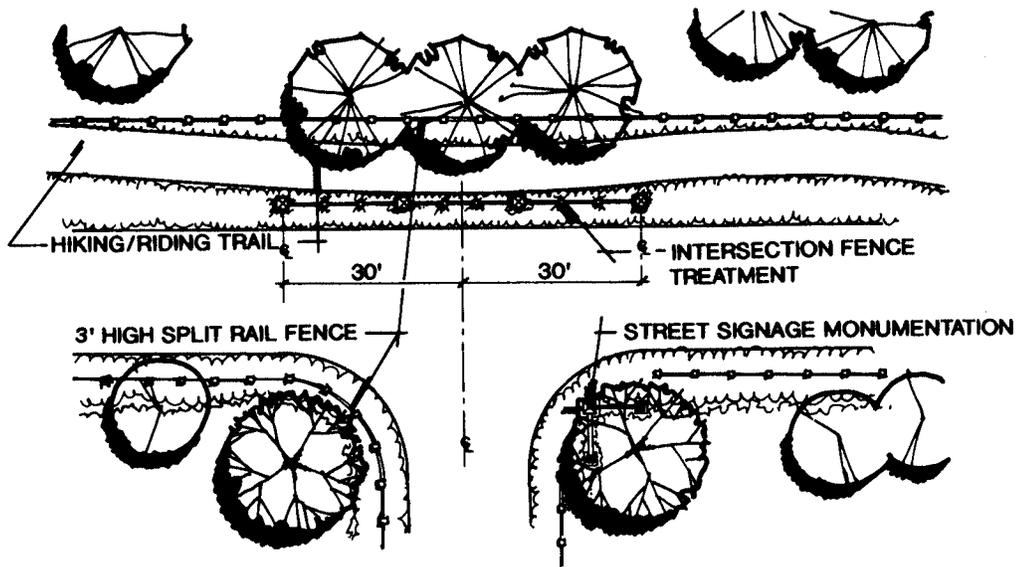
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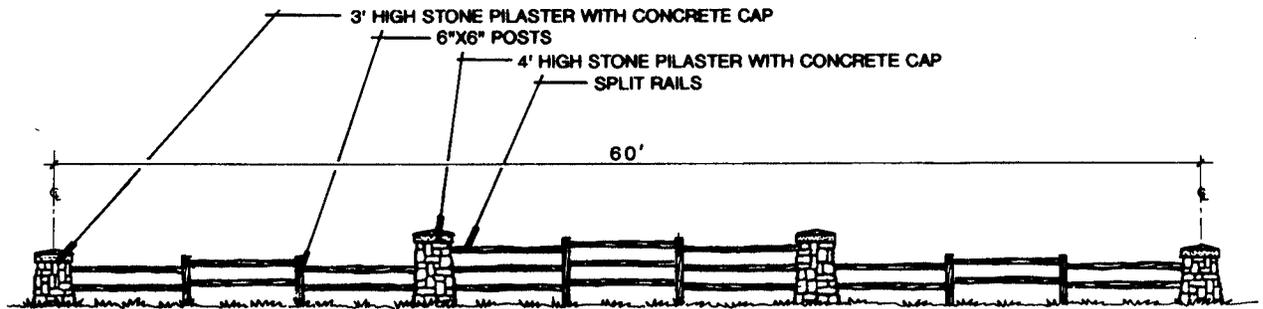
Public Trail Cross-section

ALONG COLLECTOR ROADWAY

FIGURE 22



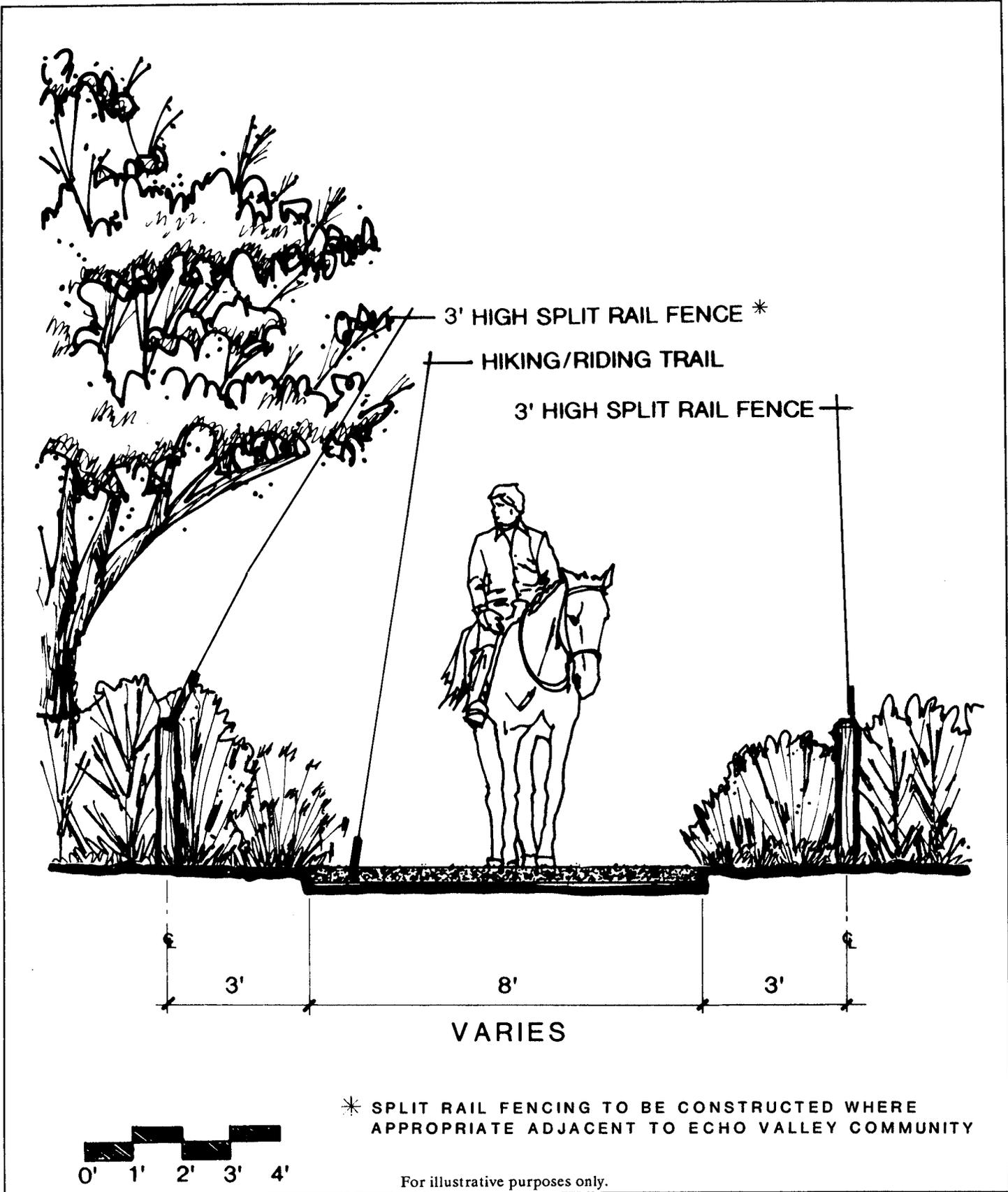
PLAN



ELEVATION

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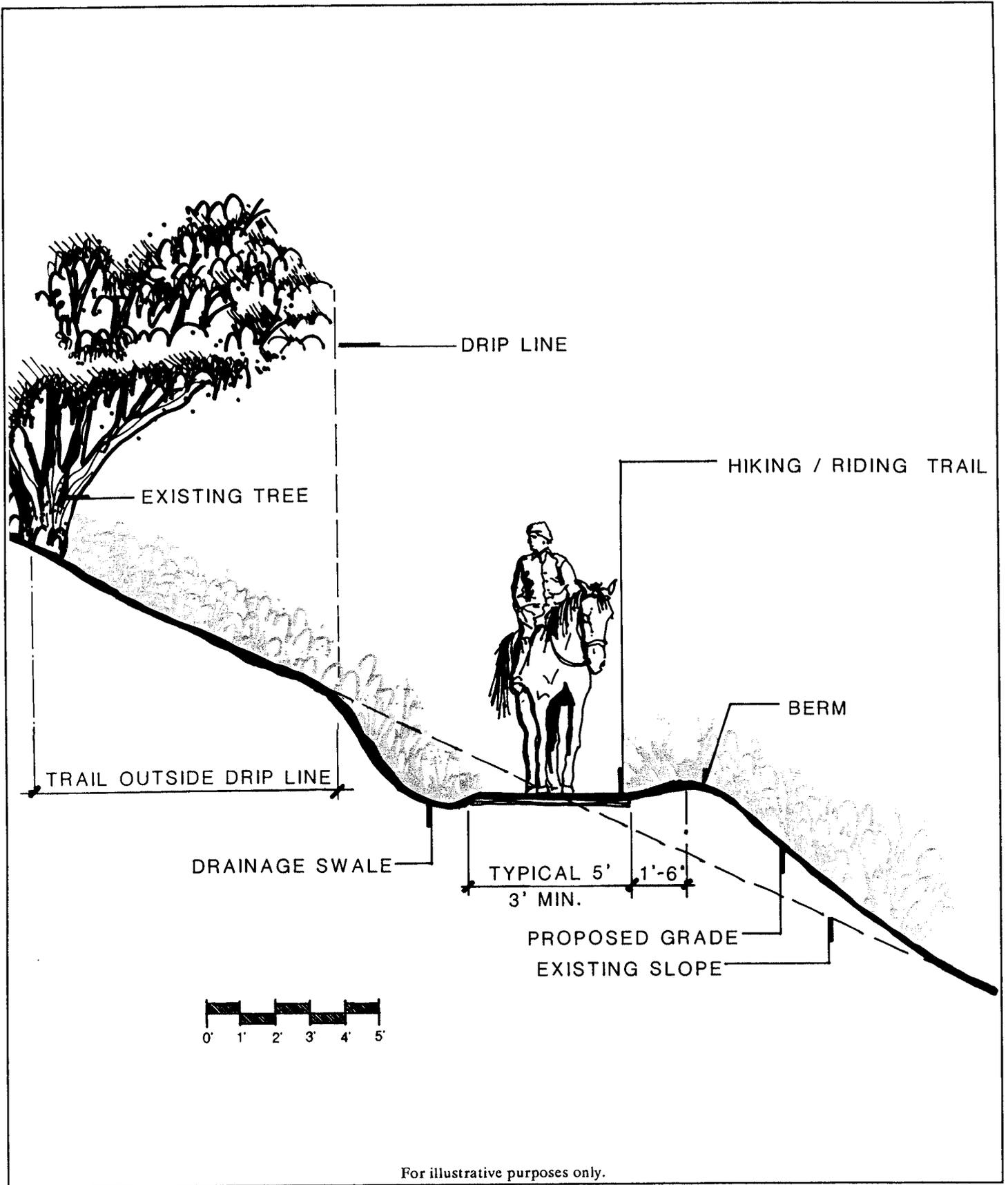
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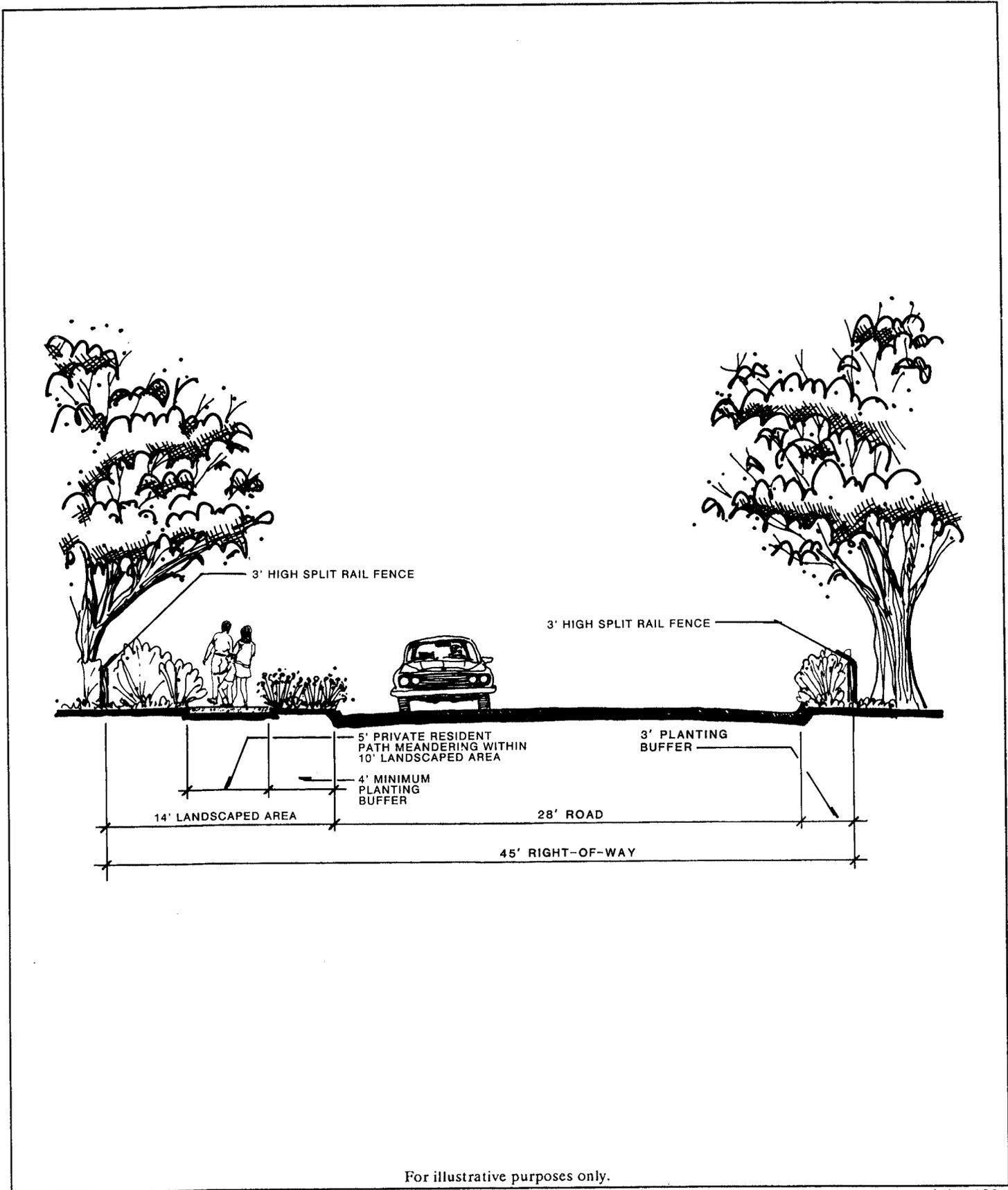
Hidden Valley Estates

Public Trail Cross-section

TYPICAL TRAIL FLAT OFFROAD CONDITION

FIGURE 24





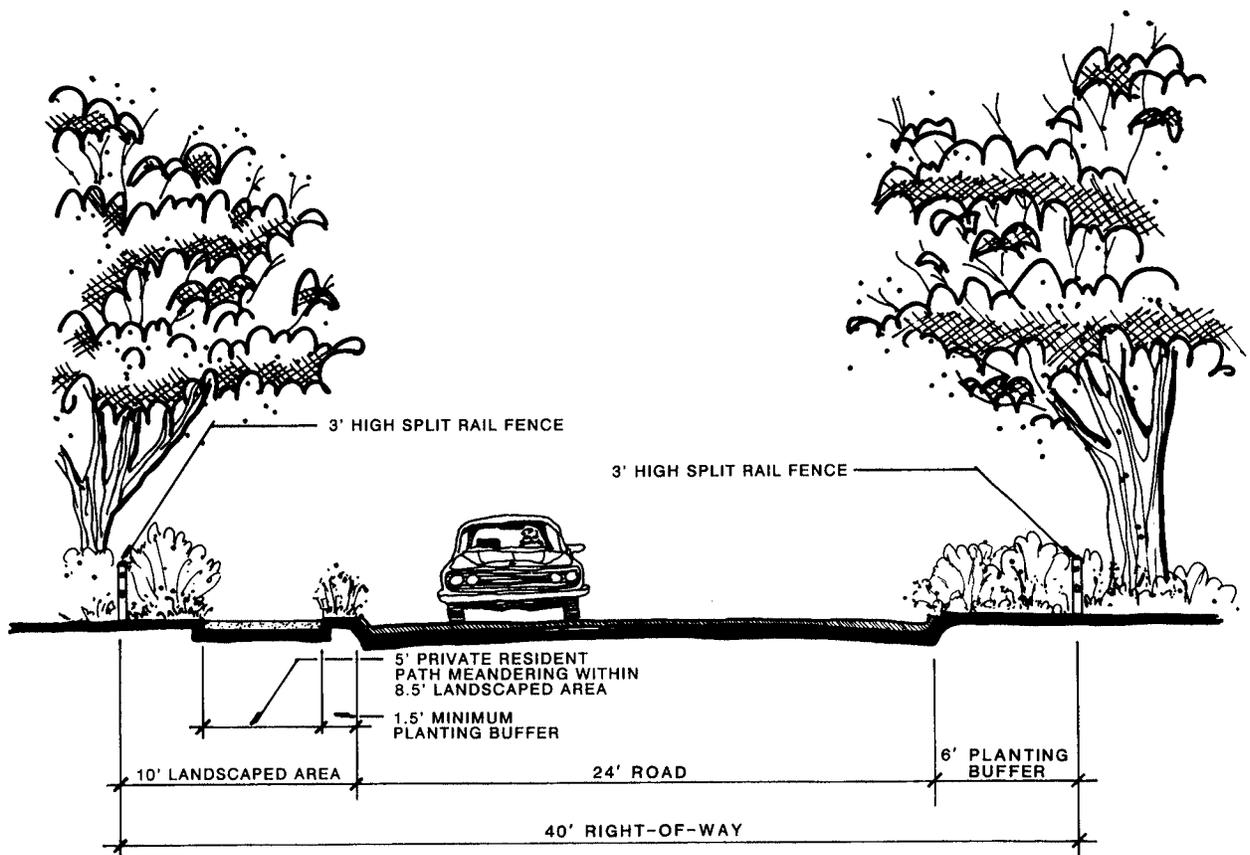
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Private Pathway Cross-section

ALONG COLLECTOR ROADWAY

FIGURE 26



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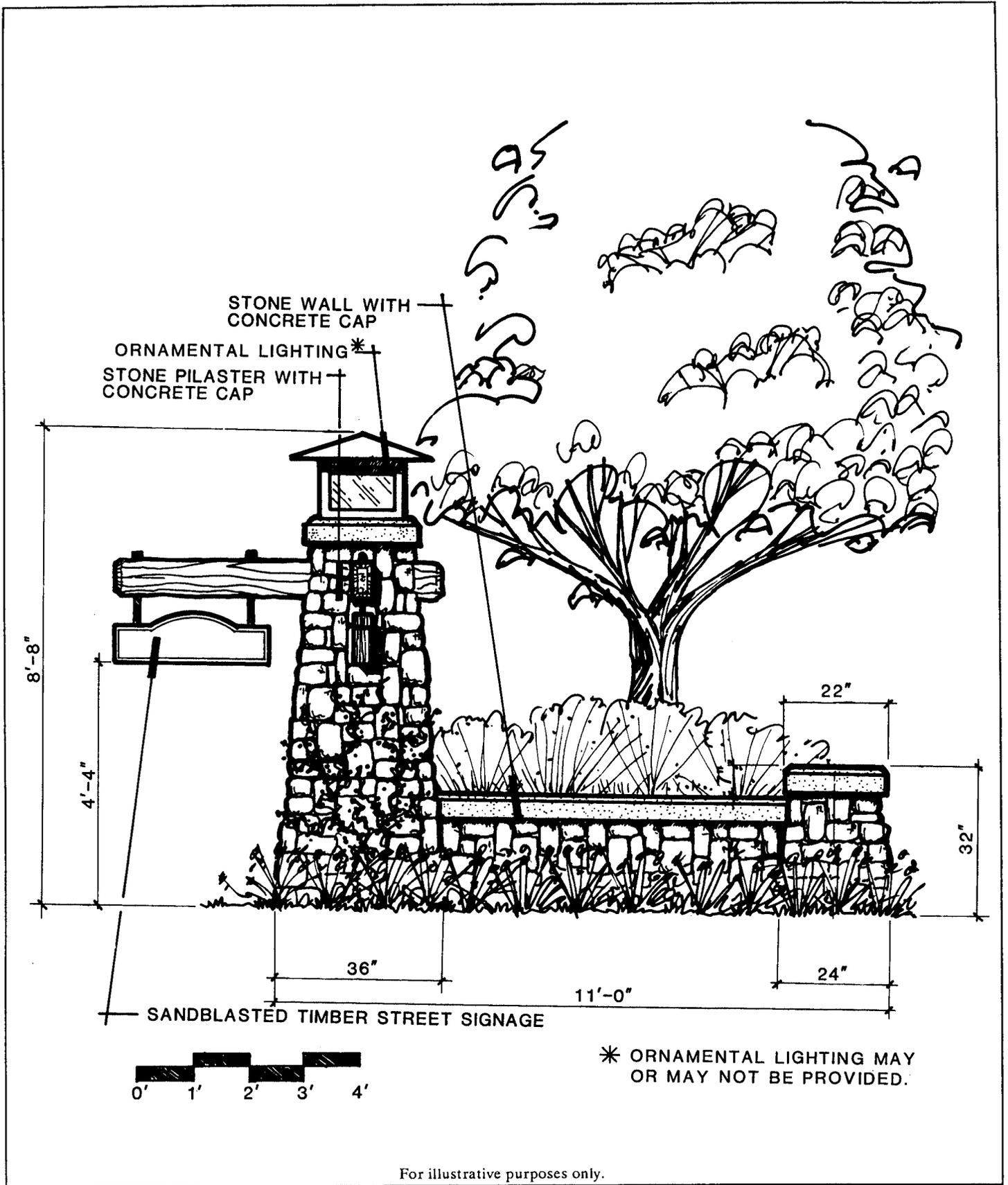
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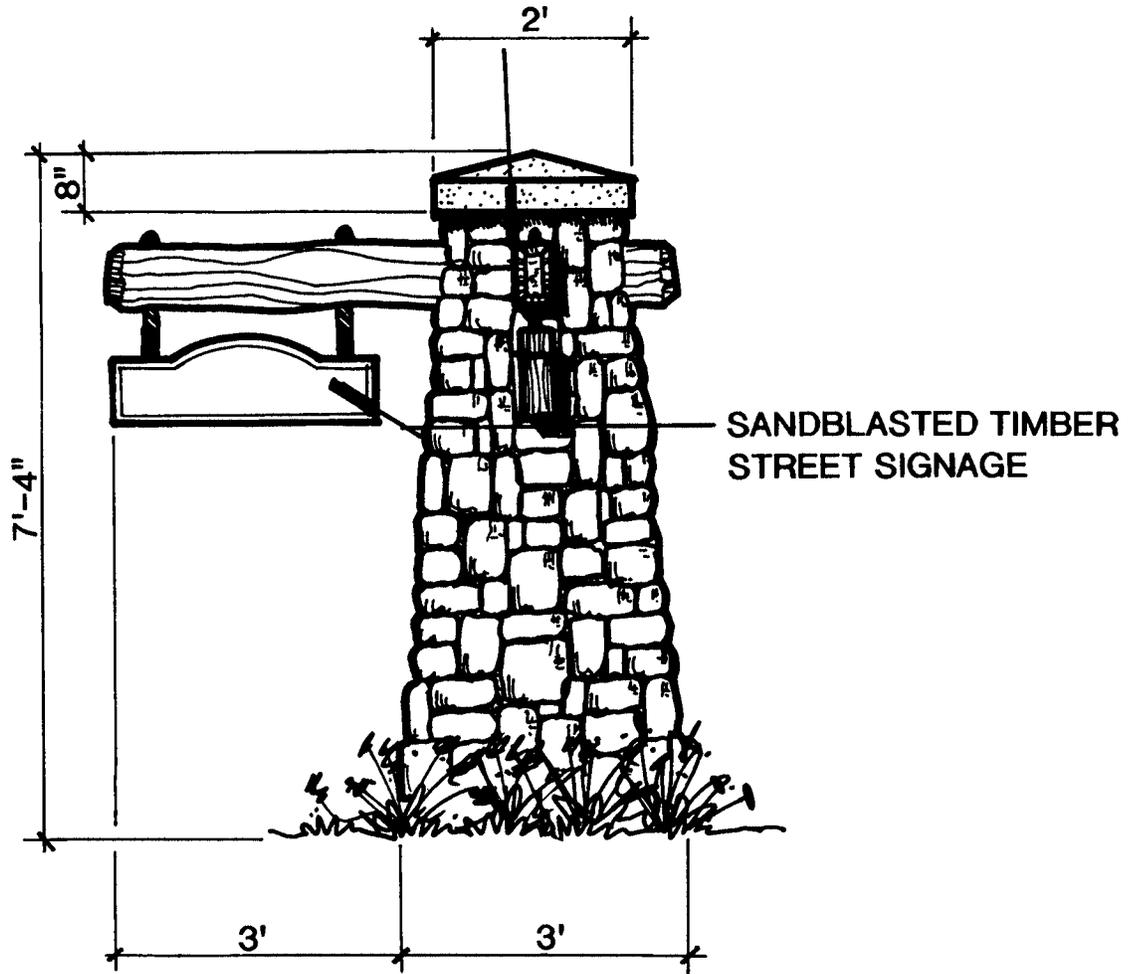
Private Pathway Cross-section

ALONG LOOP, LINK AND CUL-DE-SAC ROADWAYS

FIGURE 27



STONE PILASTER WITH
CONCRETE CAP



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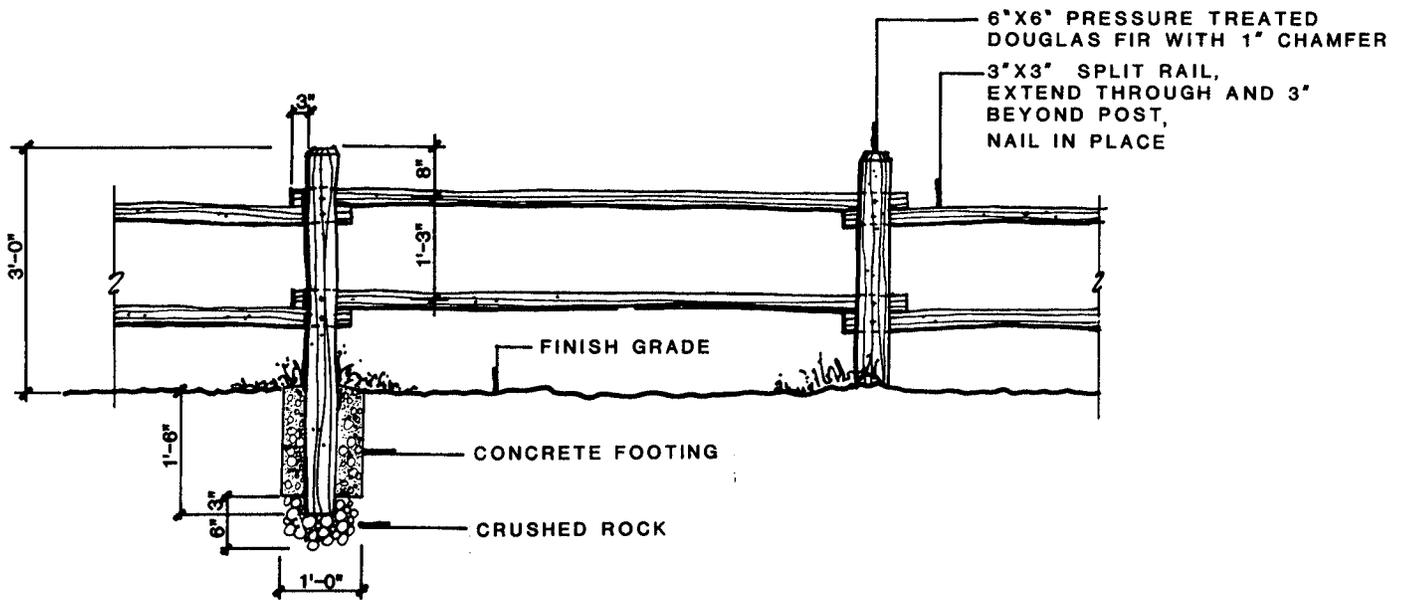
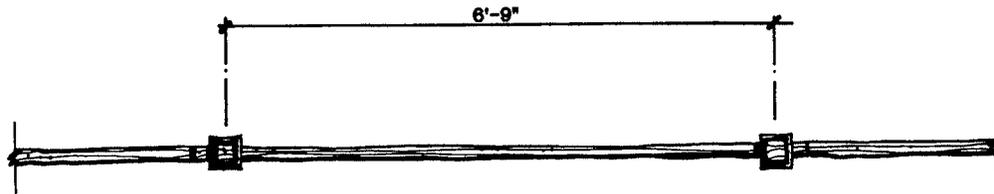
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Hidden Valley Estates

Intersection Monument

MONUMENTATIONS ALONG LOOP, LINK AND CUL-DE-SAC ROADWAYS

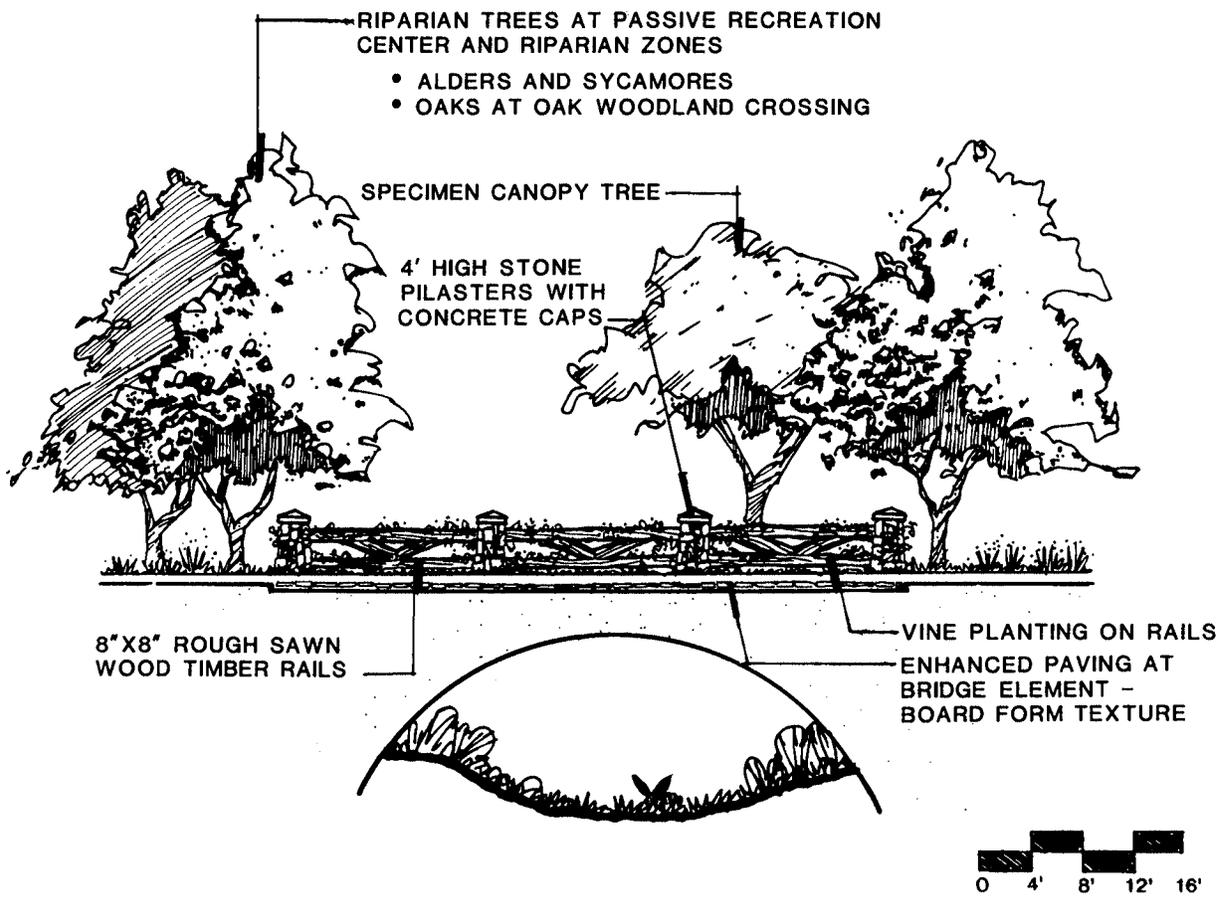
FIGURE 29



SECTION / ELEVATION SPLIT RAIL FENCE

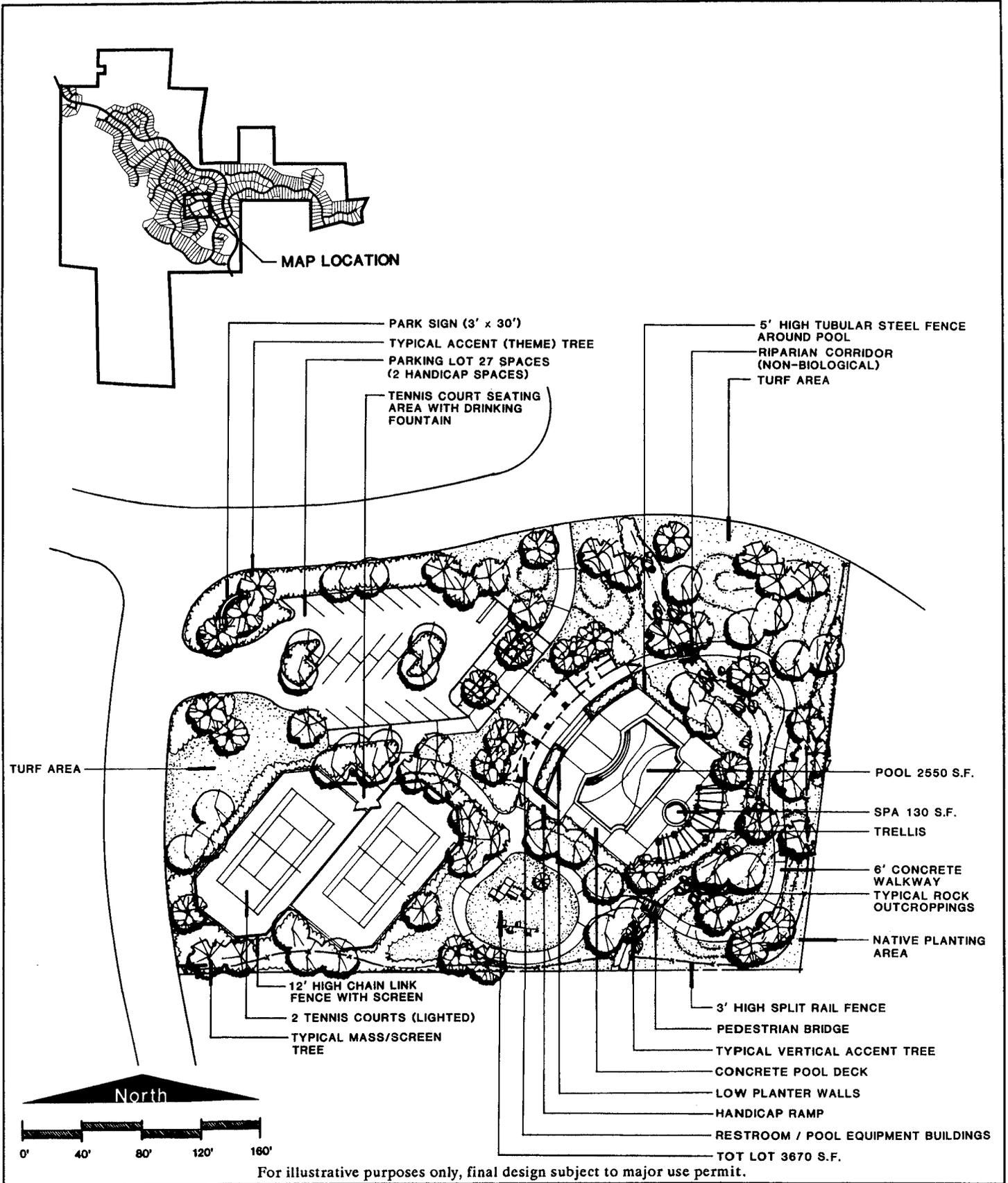
For illustrative purposes only.

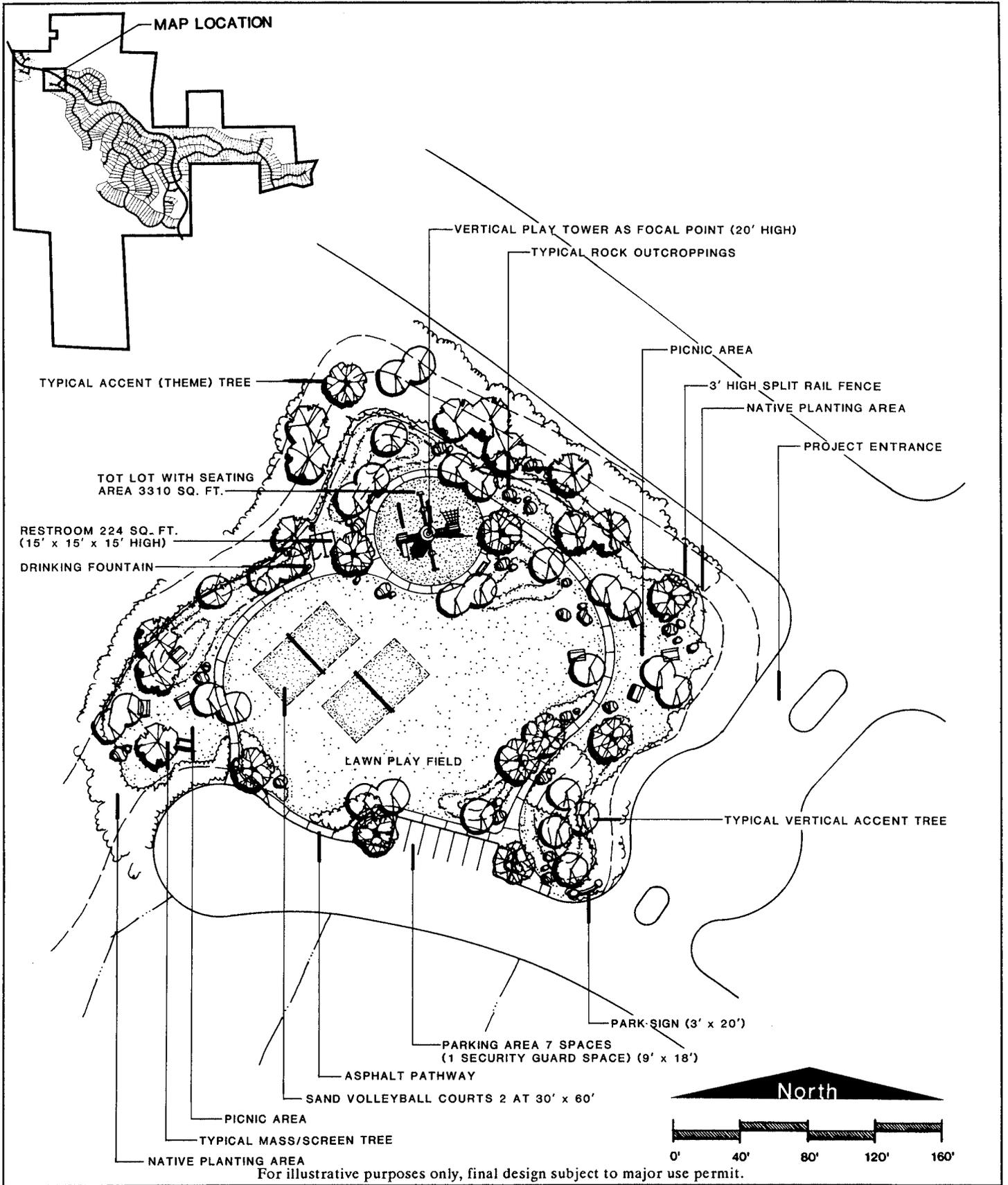
July 1991



For illustrative purposes only, final design subject to major use permit.

July 1991





July 1991

Hidden Valley Estates

Passive Recreation Center

FIGURE 33

APPENDIX A

Specific Plan Conformance with General Plan & Subregional Plan

The following is a review of the applicable sections of the County General Plan and the Jamul-Dulzura Subregional Plan (see also Appendix C) as they apply to the Hidden Valley Estates Specific Plan.

SPECIFIC PLAN CONSISTENCY WITH GENERAL PLAN AND JAMUL-DULZURA SUBREGIONAL PLAN POLICIES

PLAN POLICIES	SPECIFIC PLAN
1. LAND USE	
General Plan Policies	Proposed Specific Plan
a. Recommends retention of a "rural character" in existing non-urban areas of the County and that growth be phased consistent with availability of necessary facilities. Also, recommends that urban levels of service be provided in an efficient manner and be financed using equitable financing mechanisms.	a. All of the 438 proposed homesites are clustered in specific areas to conserve scenic open space and maintain "rural" qualities. Phasing of utilities will occur concurrently with facility improvements (roads, water, sewer, etc). The project expects to pay its share to provide these facility improvements.
b. Encourages continuance and expansion of agricultural uses and insures preservation of contiguous regional open space.	b. More than one-half of the overall land will be maintained as permanent natural, undisturbed open space.
Subregional Plan - (Policy 15)	Proposed Specific Plan
a. Recommends that the 1,460 acre project (Hidden Valley Estates - formerly Rancho San Miguel) have a density of .37 d/acre and maximum yield of 532 units.	a. The project has a density of .30 du/acre and a yield of 438 units.
b. Development of Hidden Valley Estates shall follow the sequence described in the Phasing Plan contained in the General Plan Amendment Report.	b. Phasing will be accomplished by the implementation of a single tentative map. Phasing is proposed to move from west to east. The sequence of final map units and number of dwelling units within each final map will be depicted on a unitization plan to be approved by the County Planning Director.
c. The rural atmosphere shall be protected by controlling residential site design to give a general appearance of one acre density.	c. Site design will result in the general appearance of one-acre lots. A curvilinear street pattern which conforms to existing topography has been planned. Front setbacks will be varied.
d. If lakes are proposed, a water management and reclamation program shall be developed as part of the implementation of the Specific Plan.	d. No lakes are proposed for the project.

SPECIFIC PLAN CONSISTENCY
WITH GENERAL PLAN AND JAMUL-DULZURA SUBREGIONAL PLAN POLICIES (CON'T)

PLAN POLICIES

SPECIFIC PLAN

e. A maximum of five acres of neighborhood commercial will be allowed, for this SPA. All community uses such as school, fire stations and recreational uses may be permitted.

f. An energy conservation implementation program shall be included to encourage maximum use of solar technology and other energy conservation techniques, such as hydroelectric generators, photovoltaic generators, photovoltaic and wind-generating systems, when feasible.

g. Prior to development, an application shall be made to LAFCO to annex the total ownership into one school district and a fire protection district.

h. The small wastewater treatment system shall only provide for capacity for the allowable number of dwelling units, as well as the commercial and recreational areas, of the project.

i. The water reclamation system shall be subject to review and approval by the State Department of Health.

j. Millar Ranch Road offsite shall be improved to a two-lane residential collector standard for the first 275 dwelling units, pursuant to the requirements of the Department of Public Works. Development beyond 275 units may require further improvements to a four-lane residential collector, if warranted by actual traffic volume.

k. Protection of the natural features of the property shall be observed, including the following: An open space easement over Phase V as shown on Figure 5a of the Draft General Plan Amendment Report, protection of the California gnatcatcher, protection of the two vernal pool areas, use of drought tolerant native plants, protection of the golden eagle nest, protection of the natural areas from effluent from water treatment, preservation of steep slopes and protection of site archaeology resources.

e. No commercial uses are proposed for this project.

f. The proposed homes will be of very high quality and will meet all building codes and requirements for energy efficiency. Appropriate placement of trees for building and yard shade purposes is encouraged on private individual homes/lots.

g. County requirements regarding annexations into appropriate fire and school districts will be satisfied.

h. Capacity will be limited to this project only.

i. The project will satisfy requirements of the County and State Departments of Health.

j. The portion of Millar Ranch Road offsite will be improved in accordance with the requirements of the County's Road and Planning Departments to the extent necessary based on traffic generated by the project.

k. The sensitive open space and wildlife areas, and the steep slope areas are protected. Significant archeological resources onsite will be preserved. Wastewater will be disposed of in a manner acceptable to the responsible agencies and drought tolerant plant materials will be used where appropriate. The major riparian areas will be maintained. The single vernal pool located onsite will be preserved.

APPENDIX B

Legal Description

PARCEL 1:

The South Half of the Southwest Quarter and the South Half of the Southeast Quarter, all in Section 6, Township 17 South, Range 1 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

PARCEL 2:

All of the Northeast Quarter, the Northeast Quarter and the Southeast Quarter of the Northwest Quarter, the Northeast Quarter and the Southeast Quarter of the Southwest Quarter, and all of Lots 1, 2, 3, and 4, all in Section 7, Township 17 South, Range 1 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

PARCEL 3:

The East Half of the Northwest Quarter, the West Half of the Northeast Quarter, the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter, all in Section 18, Township 17 South, Range 1 East, San Bernardino Meridian, in the county of San Diego, State of California, according to the Official Plat thereof.

PARCEL 4:

The Northwest Quarter of the Southeast Quarter, and the Northeast Quarter of the Southwest Quarter in Section 6, Township 17 South, Range 1 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

Excepting from said Northeast Quarter of the Southwest Quarter above described, that portion as described in deed to the Otay Municipal Water District, recorded July 10, 1963 as File No. 120357, and described in said deed as follows:

Commencing at the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence along the Westerly line of said Northeast Quarter of the Southwest Quarter, South 01°50'30" West, 625.63 feet to the TRUE POINT OF BEGINNING; thence North 89°56'04" East, 260.00 feet; thence South 01°50'30" West, 269.00 feet; thence South 89°56'04" West 260.00 feet; thence North 01°50'30" East, 269.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 5:

That portion of the Northeast Quarter of the Southeast Quarter of Section 8, and the North Half of the Southwest Quarter of Section 9, in Township 17 South, Range 1 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof, described as follows:

Beginning at the intersection of the West line of said Northeast Quarter of the Southeast Quarter of Section 8 with the center line of a County Road being a point in the West line of said Northeast Quarter of the Southeast Quarter of Section 8, distant thereon North 00°36'56" West, 273.32 feet from the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence along said center line as follows: North 75° 39'40" East, 757.93 feet; thence North 79°00'40" East, 449.88 feet; thence South 72°42'40" East, 359.20 feet; thence North 86°08'0" East, 260.82 feet to an angle point; thence leaving said center line North 02°56'40" West, 363.10 feet; thence North 25°13'50" East, 576.58 feet to a point in the East and West center line of said Section 9; thence Westerly along said East and West center line to and along the East West center line of said Section 8 to the Northwest corner of said Northeast Quarter of the Southeast Quarter of Section 8; thence along said West line thereof South 00°36'56" East to the point of beginning.

PARCEL 6:

The Southeast Quarter of Section 7 and the West Half of the Southwest Quarter of Section 8; the East Half of the Northwest Quarter of Section 8; the Southwest Quarter of the Northwest Quarter of Section 8; thence South Half of the Northeast Quarter of Section 8 all in Township 17 South, Range 1 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

APPENDIX C

Policy 15 of the Jamul-Dulzura Subregional Plan

Policy 15 was developed in 1982 as an addition to text of the Jamul-Dulzura Subregional Plan, a component of the County General Plan, to establish guidelines for the former Rancho San Miguel Estates project, the property which is being processed currently as Hidden Valley Estates. While some sections of the policy apply to specific project issues and phasing for the former Rancho San Miguel Estates which are not applicable today to Hidden Valley Estates proposal, many of the policy sections apply generically to the site. The adopted policy reads as follows:

POLICY 15

The Rancho San Miguel Estates Specific Plan, consisting of approximately 1,460 acres, shall have a density of 0.37 dwelling units per acre and a maximum allowable yield of 532 units. The Specific Plan shall be in conformance with all applicable County goals and policies, including the County General Plan, and Board of Supervisors Policies I-59 (Large-Scale Project Review) and I-78 (Small Wastewater Treatment Plant Facilities). In addition:

- a. Development of Rancho San Miguel shall follow the sequence described in the Phasing Plan contained in the General Plan Amendment Report, except that the dates suggested shall not be binding. The subareas may be developed in any order within each phase.
- b. The rural atmosphere shall be protected by controlling residential site design to give a general appearance of one-acre density:
 1. One-half-acre parcels may be permitted in the flatter portions of the site along with compensating larger parcels so that no subarea shown on the Specific Plan will have an overall density greater than 1 du/ac.
- c. If lakes are proposed a water management and reclamation program shall be developed as part of the implementation of the Specific Plan.
- d. A maximum of five acres of neighborhood commercial will be allowed, for this SPA. All community uses such as school, fire stations and recreational uses may be permitted.
- e. An energy conservation implementation program shall be included to encourage maximum use of solar technology and other energy conservation techniques, such as hydroelectric generators, photovoltaic and wind-generating systems, when feasible.

- f. Prior to development, an application shall be made to LAFCO to annex the total ownership into one school district and a fire protection district.
- g. The small wastewater treatment system shall only provide for capacity for the allowable number of dwelling units, as well as the commercial and recreational areas, of the project.
- h. The water reclamation system shall be subject to review and approval by the State Department of Health.
- i. Miller Road (Millar Ranch Road) offsite shall be improved to a two-lane residential collector standard for the first 275 dwelling units, pursuant to the requirements of the Department of Public Works. Development beyond 275 units may require further improvements to a four-lane residential collector, if warranted by actual traffic volume.
 - 1. The intersection of Highway 94 and Miller Road must be improved.
 - 2. Miller Road within the project shall be a private road.
 - 3. Proctor Valley Road frontage and Highway 94 shall be improved to 1/2 Circulation Element standards.
 - 4. Applicant shall realign and improve on site curves on Proctor Valley Road which are below 400-foot radii.
 - 5. The Department of Public Works shall review the Highway 94 and Proctor Valley intersection.
- k. Protection of the natural features of the property shall include the following:
 - 1. An open space easement shall be granted over Phase V, as shown on Figure 5a of the Draft General Plan Amendment Report.
 - 2. Observation of the Black Tailed Gnatcatcher shall continue through at least Phase 1C of the project. Final development of the project shall protect, to the satisfaction of the Department of Planning and Land Use, a substantial portion of the Gnatcatcher population.
 - 3. The two vernal pool areas shall be protected with a natural open space easement.
 - 4. Landscaping plans shall utilize drought tolerant native plants except in areas to be irrigated with reclaimed water.

5. Trails shall be restricted from the areas near the Golden Eagle nest and areas set aside for protection of the Black Tailed Gnatcatcher.
6. No effluent from the water treatment plant may be disposed of within areas designated as natural open space.
7. Steep slopes shall be preserved. Clustered dwelling units may be allowed on slopes under 25%. On slopes between 25% and 50%, density shall be less than 1 du/4 acres. Clustering shall be allowed on these slopes if the overall goal of protecting the slopes is achieved. All slopes over 50% shall be in permanent open space.
8. Impacts to archaeology shall be mitigated by the following:
 - a. Each site shall be mapped at a standard scale, measured, photographed and described. All milling and/or other features shall be recorded in the same manner.
 - b. Text excavations shall be conducted at each site by project phases to determine subsurface content. A minimum of two units shall be excavated in each site and inspected by County staff. Results shall be evaluated and a recommendation made for preservation, salvage or "no further work necessary" on each site.
 - c. Sites to be preserved shall be covered or protected by other methods. Sites to be salvaged shall have a Salvage Research Design prepared and approved by the Department of Planning and Land Use, Environmental Analysis Division. Any decision of "no further work necessary" on a site must be supported by fact.
 - d. A full report of all proceedings shall be prepared and submitted to the County for approval.
- l. Impacts to groundwater and water quality shall be lessened or eliminated by use of drains, ditches, catchment, and sedimentation basins as recommended by a registered Civil Engineer and as approved by the State Department of Health Services, the Otay Water District and Sweetwater Authority.
- m. Mosquito Control measures and water safety standards shall be met to the satisfaction of the Director of the Department of Health Services.

- n. The applicant shall provide a hydrological data study regarding intrusions of surface water into the groundwater and its impact on existing and future standard subsurface sewage disposal systems. This shall be a part of the application for the treatment plant and a requirement for approval of the tentative map. This shall be done to the satisfaction of the Director of Health Services and the Regional Water Quality Control Board
- o. Noise impacts shall be mitigated by noise abatement barriers and other methods including setbacks and construction techniques.