**County of San Diego General Plan Update**

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# *Spring Valley Community Plan*

**October 2010**

## Spring Valley Community Planning Group
### *Mission Statement*

The mission of the Community Planning Group is to enhance the quality of life in the community of Spring Valley.

We do this by advising the San Diego County Department of Planning and Land Use, the Planning Commission and the Board of Supervisors on matters of Planning and Land Use affecting Spring Valley.

We review projects promptly and track to completion those in the public interest.

We strive to be responsive to the needs of our residents and businesses.

# Certification

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# Introduction to the Community Plan

## Purpose of the Community Plan

Community and subregional plans, adopted as an integral part of the County of San Diego's General Plan, are policy plans specifically created to address issues, characteristics and visions of communities within the County. These distinct communities each have a distinct physical setting with a unique history, culture, character, life style, and identity. Community and subregional plans, thus provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. As part of the General Plan this Community Plan is consistent with all other parts of the County's General Plan.

Used in conjunction with the General plan, a community or subregional plan (Plan) is a key tool for the public, Community Planning/Sponsor Groups, County staff and decision makers to identify the existing conditions and development that positively contribute to its character and should be conserved, as well as the location, scale and design of desired new land uses, and community facilities. The Plan's policies require that development be comparable to, or transition with, existing development to ensure that new development "fits" with the community and enhances the community's vision.

## Scope of the Community Plan

This Community plan covers the planning area of Spring Valley, illustrated in Figure 1. This planning area includes approximately 11 square miles and contains the communities and specific neighborhoods known as Bancroft, Brookside, Spring Valley, Lakeside, Dictionary Hill, Sweetwater Village, Rancho San Diego and La Presa. Casa de Oro is also Spring Valley, but is covered by the Valle de Oro Planning Group. These areas have been created mostly by specific plan development by the County.

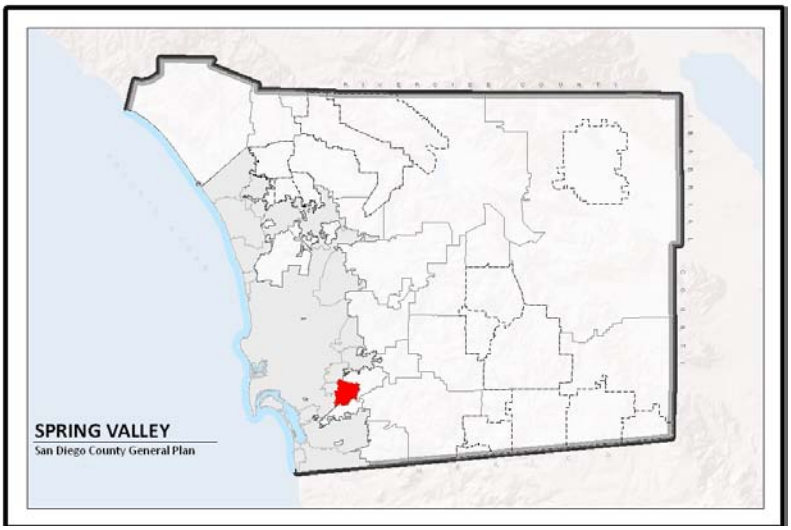


**Figure 1: Spring Valley Community Planning Area**

## Content and Organization of the Community Plan

The following is the content and organization of the Plan and a brief description of each of these sections of the Plan.

*Vision Statement. A vision statement that expresses community values about its distinguishing character, quality of life, mix of uses, development form and scale, public realm and places, mobility, economy, environment, safety, and relationships to adjoining communities, open spaces, and the region.*

*Community Profile/Community Character. A description of the Community's existing character, uses, environment, conditions, factors influencing future changes, and key planning issues.*

*Elements. Due to the breadth and detail of the Countywide elements, communities may find it unnecessary to identify unique goals and policies for all of the following subjects. Therefore, not all communities may use all of the following elements:*

- Land Use. Application of countywide land use designations and goals and policies to reflect the distinguishing characteristics and objectives for the Community. These may address such objectives as a specific mix of uses; priority development locations and projects; needed community facilities; development form and scale; architectural, landscape, and public realm design characteristics; land use compatibility; and similar topics.

- Mobility. Delineates the roadways, transit corridors, bicycle paths, equestrian paths, and pedestrian trails that supplement and complete the road networks defined by the countywide Circulation Element. Policies may also address unique Community issues such as neighborhood traffic intrusion, commercial district parking, local public transit, and infrastructure improvements.

- Conservation and Open Space. Application of countywide Conservation and Open Space Element policies to address issues associated with designated plant and animal habitats, agriculture, water bodies, open space, and other specific resources within the Community Plan area. This may encompass actions to protect resources that may uniquely apply to specific sites or resources.

- Safety. Application of countywide Safety Element policies to address specific safety issues in the Community Plan area. This may encompass actions to protect residents and development from defined risks.

- Noise. Application of countywide Noise Element policies to address specific source issues and impacts in the Community Plan area. This may consider differentiation of land use compatibility standards to reflect community character and location—for example, villages located in rural setting and hillsides in contrast to those located adjoining urban and suburban development.

## Public Involvement in Preparing the Community Plan

This community plan was prepared by the Spring Valley Community Planning Group, in conjunction with County of San Diego Staff.

## How to Use the Community Plan

To use this Plan, the General Plan elements should first be reviewed for applicable goals and policies and the General Plan Land Use Map (General Plan Appendix, Figure LU-A-21) should be referred to when applicable to determine the type, location, and density of land use allowed. This plan supplements these Countywide policies and diagrams and further directs the land uses and development desired to achieve the community's vision.

## Implementing, Monitoring, and Amending the Community Plan

It shall be the responsibility of the County to implement the Plan, to monitor progress towards its implementation, and to amend the Plan when necessary. Each Plan includes the community's key issues as well as the goals and policies to address the issues identified. For each policy or set of policies, there is one or more implementation action identified to carry it out. The implementation program also identifies the County department or agency responsible for its implementation, where appropriate. Many of the policies will be implemented by County ordinances and other discretionary actions such as zoning, design guidelines, and development standards in the County Zoning Code.

Implementation of the Plan should be monitored on a periodic basis by the County and the Community Planning/Sponsor Group for progress towards its implementation. For compliance with State law, the Plan shall be reviewed no less than once annually so that its implementation status may be included in the County's Annual General Plan Report to the State. The annual review provides the opportunity for the Plan to be updated and amended, as appropriate, to reflect changes in the community vision, conditions or attitudes.

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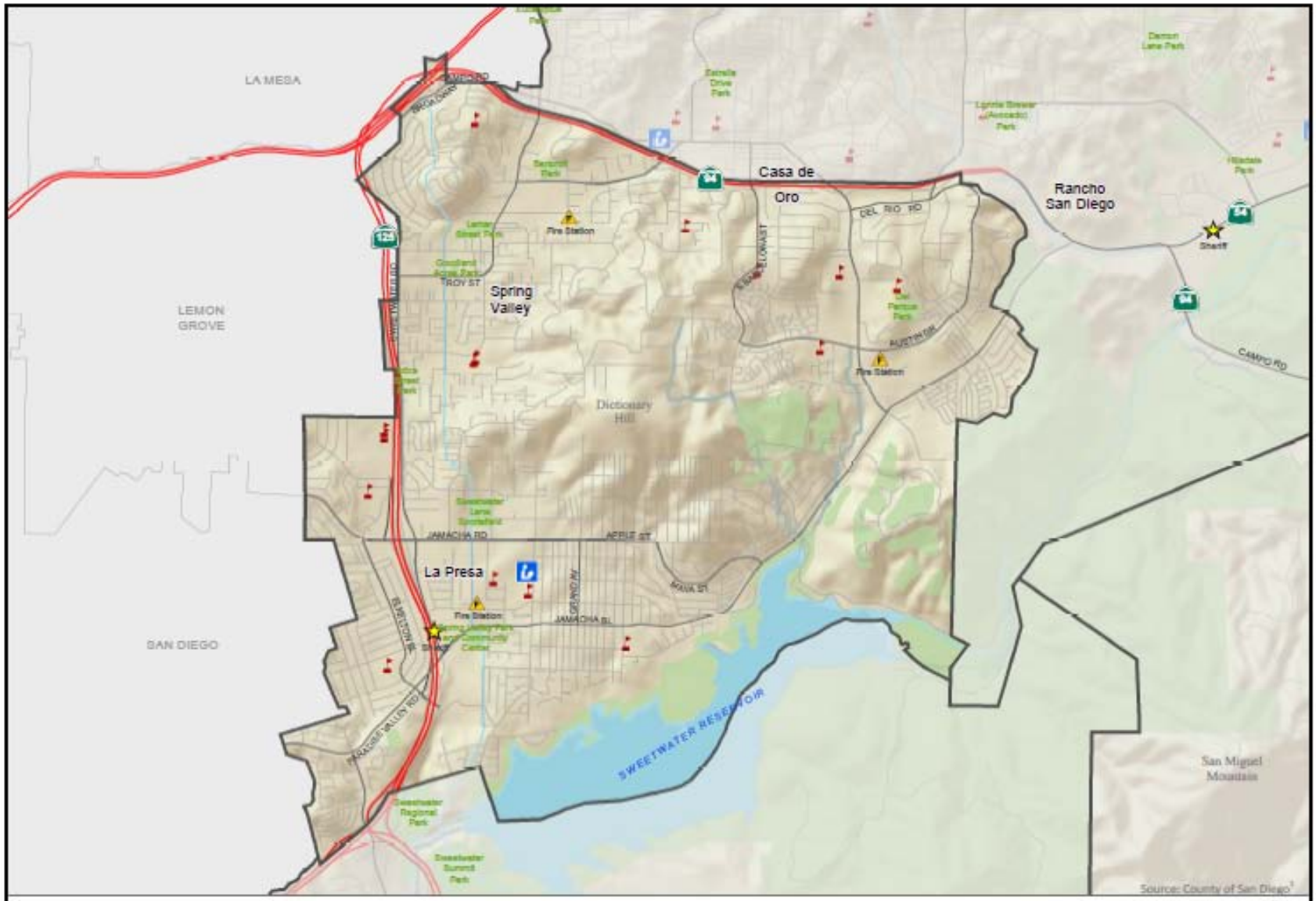


**SPRING VALLEY CONTEXT MAP**

San Diego County General Plan

Figure 2

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# Community Background

## a. History

The location of Spring Valley as described in the January 1, 1894, edition of *The San Diego Union*:

> *Twelve miles east of San Diego a peak rises in spiral form to the height of 1,000 feet above the waters of San Diego Bay, and it was this spiral form that fastened upon it the name of Helix. The lofty foothills running east and west from this peak form the northern boundary of Spring Valley… From these foothills the valley extends southward, gradually narrowing, until it is lost in the deep and narrow gorge just below the Sweetwater dam. The lofty hills to the west of the Cuyamaca railway at Spring Valley station and the bold bluffs that form the eastern limit of the mesa of Lemon Grove compose its western boundary and they prove a barrier to winds and fog from off the sea… The upper half of the valley is divided into three branches – one extending northeast to the limits of Jamacha, the central one as far north as the mouth of Eucalyptus canyon, and the western arm as far west as the Cuyamaca railway and northward until lost among the foothills to the northeast of Spring Valley station.*

The first residents of Spring Valley, Native Americans of the San Dieguito and La Jolla bands, settled around 7000 B.C.E. Around 2000 years ago the Kumeyaay appeared. Calling themselves the Meti, they used many of the springs in the area for water.

In September 1542, the expedition of Juan Rodriguez Cabrillo landed in San Diego. Eventually, the Spanish moved into the Southern California area from Mexico, calling it Alta California. Missions were established along California's coastal lands. The San Diego mission used Spring Valley lands, called Meti by Native Americans, for their herds and flocks, as water was plentiful. The land was fertile, used to grow fruits and vegetables. Cactus hedges used to contain stock were still visible when white settlers moved into the Valley in the 1860s.

Meti was also known as el Aguaje de San Jorge and Las Fuentes de San Jorge (The Springs of St. George).

While the Mission used areas around Spring Valley, title to the California lands was held by Spain. In 1822, the lands belonged to Mexico.

The Mexican government never accurately surveyed the land and it was unclear whether San Jorge (Spring Valley) was part of the original lands or not.

In 1839, the Mission was forced to turn over its land to the Indians including the land of El Aguaje de San Jorge. In 1846, the last Mexican governor, Pio Pico, granted mission lands to Santiago Arguello to be known as Rancho de la Mission de San Diego de Alcala.

The Mexican-American War of 1846 ceded Alta California to the United States. The U.S. set out to define the boundaries of the land grants. Despite suspicions of Mexicans, almost all previous land grants were approved by the U.S. Land Commission. Rancho Jamacha on the South and East, Rancho de la Mission San Diego on the west, and the El Cajon Rancho on the northeast surrounded Spring Valley. When the Land

Commission set down boundaries for the ranchos, Spring Valley remained outside those grants. It was then considered federal land.

The first American settler was Squire Augustus S. Ensworth of New England. He was an army man in the Mexican-American War. He became a Justice of the Peace, served one year in the State Assembly, and became a lawyer. His law practice made him very astute in land laws. On May 28, 1863, he filed a preemptory claim to the land around San Jorge and recorded it with the County Recorder's office. The Preemptive Act of 1841 allowed a setter to claim 160 acres at $1.25 per acre. Ensworth met the improvement requirements by building the first house in Spring Valley on his San Jorge Ranch. The house still stands today and is known as the Bancroft House on Melody Lane in Spring Valley.

The house was built of adobe. Ensworth obtained wood by buying it off the wrecked Clarissa Andrews. The ranch mostly raised sheep. In 1864, Ensworth suffered a leg injury that sent him to the Sisters of Charity hospital in Los Angeles. There he often talked to a friend, Rufus King Porter, telling him there was no better place to live than San Jorge. Porter became interested in the property.

Rufus King Porter was also from New England. After failed enterprises, he worked at the San Francisco Post Office. In San Francisco he met and married Sophia Welch Moody. In October of 1862, Porter learned that the San Jorge ranch was to be sold. He bid $400 for the ranch and the purchase was confirmed.

The owner of the Jamacha Rancho used the sale as an opportunity to try to claim the ranch property, but the excellent legal work by Ensworth clearly showed his proper ownership and therefore legal sale to Porter. Ensworth died September 13, 1865.

The Porters began their move to San Jorge in July 1865. They arrived at their new ranch on July 31, 1865. The sheepherder next to their property was their only neighbor.

The hills and valleys of the area supported much edible wildlife as well as rattlesnakes, coyotes and wildcats. The land was also host to many insects, including biting flies, mosquitoes and giant tarantulas.

Porter's San Jorge ranch did well. After making improvements, Porter turned to promoting Spring Valley. He wanted to make it a substantial agricultural area for San Diego County. During Porter's efforts, he became acquainted with Alonzo Horton who was developing New Town San Diego. In 1867, more settlers moved into the San Diego area. New ranches growing fruits and vegetables in addition to cattle sprang up in Spring Valley. The Porter family did many things to improve and promote the area. He renamed San Jorge Spring Valley due largely to the insistence of his daughter Rufina.

Every day, Rufina would climb to the top of Lookout Mountain where she could see the cows that needed to be milked

In January 1867 Porter planted shrubs and fruit trees. They were successful, especially the citrus. His ranch had enough water either directly from the spring or a few feet under ground.

Porter was very optimistic about Spring Valley and became a contributing writer to the San Francisco Chronicle, extolling the virtues of his community from 1866 to 1875.

In 1868 when *The San Diego Union* began publication, Porter would drop off gifts of fruit and vegetables to the editor, who would then write about the great produce that came from Spring Valley.

New settlers came in 1868 when it was rumored the Texas and Pacific Railroad would come through the area. But the stock market crash of 1868 caused the loss of the railroad and San Diego's connection to the intercontinental railroad.

Many of the ranches in the area changed ownership several times before more determined settlers came in.

Wells and the many creeks that ran through the area supplied water for Spring Valley. It was good for small farming but could not support large irrigation needs or large populations.

The water was alkaline in the southern part of the valley, good enough to water stock and crops but not potable. People had to trek to the Sweetwater River or use cisterns. Many early settlers came to the valley for their health, hoping the warm climate and water would help.

Farmers depended on rain for field crops. Often droughts caused crop losses or heavy rain did the same. A drought started in 1870. Grasshoppers, rain and drought affected Porter's ranch as well as the others.

After three years, Porter could not support his livestock with his own crops. He began buying food for his stock on credit and then fell behind in repayment. The companies who had given him credit demanded payment and received judgments against him. His wife became the sole trader for the ranch, which prevented the taking of his property.

Many of the ranches in the area ran cattle in addition to cows and crops. The "no fence" laws passed in the State Legislature led to a small range war, eventually resulting in a farmer's death. The feud continued for many years until many of the ranchers stopped raising cattle altogether.

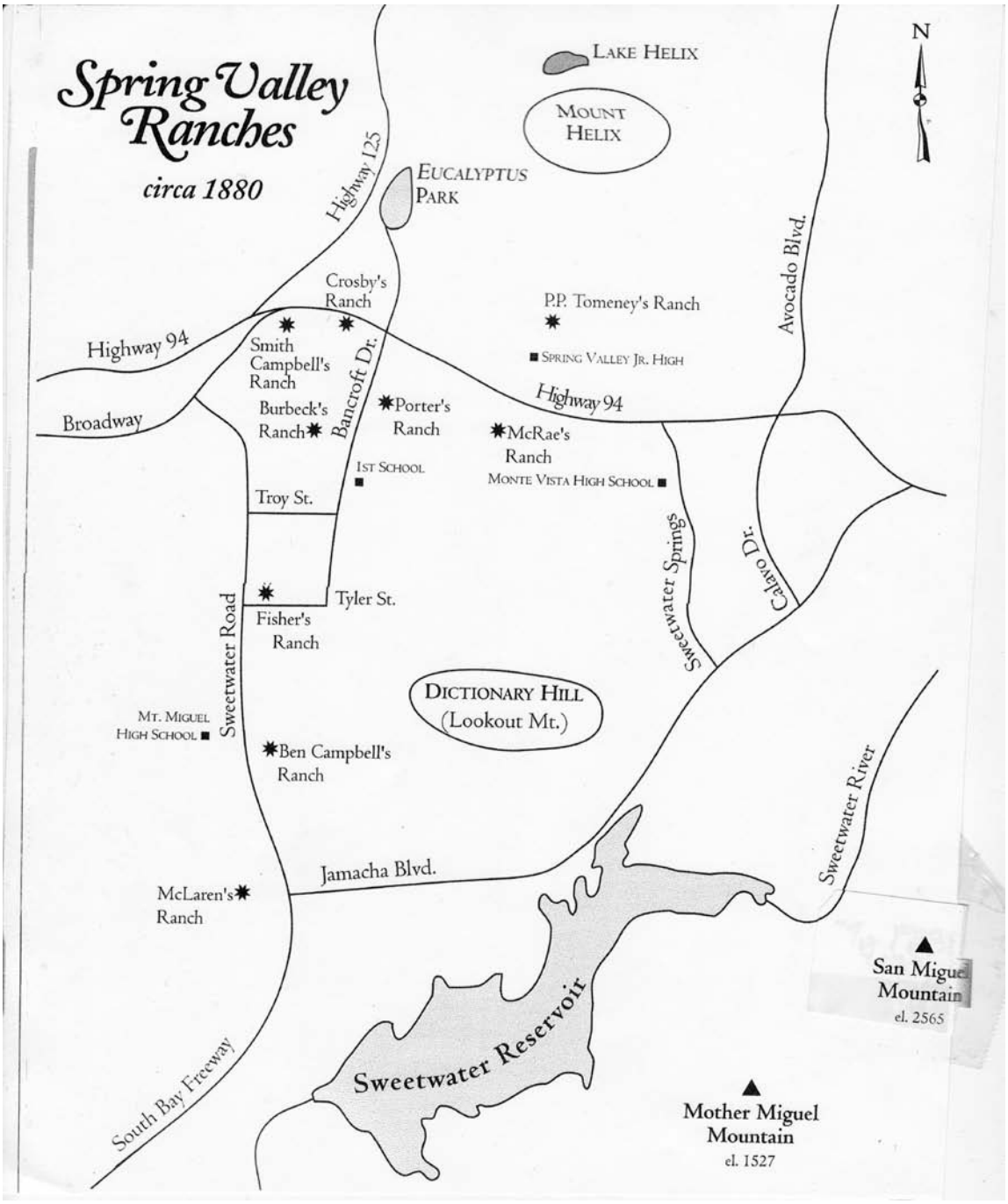
In 1875, Mission Rancho owners laid claim to Spring Valley based on an 1857 survey. When the sheriff notified the Spring Valley residents, including Porter, they refused to leave. Another survey was done in 1876. Ranches owned by Porter, Crosby, Tomeney, and Dougherty on the east fork of the Valley were not affected. Ranches on the lower end, near the future Bancroft Elementary School, were included in the Mission land grant. Porter used his newspaper column to complain about the misappropriation of land, and in 1866, the lands of the Mission grant were opened to settlement.

The McRae ranch, outside the grant area, prospered, and in 1880 they built a 2-story Victorian house, a reservoir, and planted more trees. It was the first ranch to have large-scale citrus production. Spring Valley became renowned for its citrus bringing even more groves to the area. In 1882, Daniel McRae planted more than 2500 eucalyptus trees for firewood in a canyon north of his ranch house.

In June 1877, Porter, along with neighbors, requested a school from the County Superintendent of Schools. The Jamacha School District was formed. In 1881 they built a schoolhouse on the east side of what is now Bancroft Drive between Lamar and Olive streets. Local residents contributed money to build the school, and B. Allen Burbeck

donated the land from the east side of his property, next to the west side of Porter's ranch.

Mr. Porter was also road master for the Spring Valley area and was required to resolve access disputes between neighbors. He got permission to start a post office at his ranch and named it the Helix Post Office. The Campo Stage dropped off the mail twice a week on its way.




**Spring Valley Ranches**

Some of Spring Valley's problems were resolved in the 1880s. Land titles were made clear and the use of barbed wire brought peace between cattle ranchers and farmers.

Spring of 1885 brought Dr. David Bancroft Hoffman to the community. An attorney, he served in many capacities in Old Town San Diego before moving to the peaceful ranch life of Spring Valley.

In October 1885, Porter's ranch was suddenly sold to noted historian Hubert Howe Bancroft. He paid $8000 for the entire property. C.P. Miller managed the ranch and post office.

It could be said that Porter produced Spring Valley. He named it, built his home there, and saw its change from wild, mostly empty land to a flourishing ranch community.

Hubert Howe Bancroft finally moved to Spring Valley in 1887. He purchased the Smith Campbell, Charles Crosby, and Burbeck ranches, giving him 515 acres that he named Helix Farms. He spent a lot of money improving the property.

In 1888 the first transcontinental railroad stopped in San Diego bringing large land speculations, dividing up properties into subdivisions, some bilking others out of their money.

Hiram Stiles, a Spring Valley farmer divided up a portion of his land for sale. The Helix Post Office was moved to a newly constructed building at the site of the proposed subdivision. There were no grocery stores, blacksmiths, hotels, newspapers, offices or churches in the community. Five months after beginning his subdivision sales, Stiles died. His wife sold the ranch to pay debts, and moved to a small house near their old property. The road that went through the area became known as Rogers Road after she sold the property to Travers Rogers.

During the same time, subdivisions were created in the La Presa area. This project did better because the promoters had more capital and the Sweetwater Dam was being built nearby. . It was completed in 1888, 90-feet high (highest in the USA) and 340-feet across at the top. Part of the dam was adjacent to a railroad line that was to be built by the National City and Otay Railroad. La Presa was to be a lakeshore village with a depot, schools, and stores

The railroad was completed in 1887 and was Spring Valley's first rail connection.

Disputed title to many subdivided properties caused much concerned and doubt about Southern California land sales. The big land boom was over.

The lack of good water supplies still inhibited the county's growth. In May 1887, Theodore S. Van Dyke and William Robinson organized the San Diego Flume Company, planning to build a flume to bring water from the mountains down to San Diego. Spring Valley wanted to have a branch off the flume to develop large-scale irrigation. The old issue of riparian water rights, which allowed the person upon whose land the water flowed through to control it, was changed by the Wright Act of 1887 allowing the formation of water districts. Companies were allowed to pool money to bring water to their lands. The Spring Valley Irrigation District was formed in 1889 but their inability to organize and do something led to it being disbanded.

Around 1891, Joseph Allison constructed the first flume, running along the edge of Spring Valley, to bring water to Lemon Grove. Residents could pay to hook up to the Allison flume. The Stewart (Prentice) flume came next connecting the Prentice Ranch from Grossmont. More residents hooked up to it. The two flumes competed for residents but once a farmer hooked up to a flume, a reservoir had to be built.

The Spring Valley School District built a new school in 1889. It sat on a hill on the north side of Campo Road between the Stiles ranch and the old adobe, opposite the eucalyptus grove planted by Daniel McRae. Today Faith Chapel, built in 1993, stands on the site. The school was 25 by 40 feet with 14-feet high ceilings, much larger than the original. In 1890, the land next to the new school was donated to build the Spring Valley Congregational Church, the first church in Spring Valley. In March 1891, the post office was moved and rebuilt near the church and school and a town begins.

Because railroad engines at the time had no spark arresters, fires occasionally started alongside the tracks. In June 1890, a fire started on the grade between Lemon Grove and Spring Valley. Much hay was lost and the San Diego, Cuyamaca and Eastern Railway had to pay $1,603.14 in damages to ranchers.

At the time of the 1887-88 great land boom, 14 families lived in the valley. By 1893 there were 37 families. Spring Valley had a new schoolhouse and church, the post office had mail daily, and citizens had a choice of two railroads to get into San Diego. By 1894 there were two general stores - saloons were prohibited.

Joseph W. Sefton was a successful banker with a 160-acre ranch in Spring Valley. Borden A. Lamar took care of his orchards. Sefton later became embroiled in a dispute over one of the flumes and finally sold his ranch to J.C. Brady. Years later he purchased the Jamacha Rancho and renamed it Monte Vista Ranch.

With water issues mostly settled, lemons became the main crop in Spring Valley. Two hundred acres were dedicated to the fruit. But, most Easterners got their citrus from the Mediterranean. Hard as it is to believe today, California citrus was looked at as inferior. The fruit usually arrived from California in poor condition, losing as much as 30-50 percent of the lemon shipment to spoilage. Adaptation to conditions and better shipping methods helped. Spring Valley lemons won two awards at the 1893 World’s Fair. But with all that going for it, railroad shipping prices and water availability would seal the fate of the citrus ranchers, forcing many of them out of business in the coming years.

In 1892 Alfred Huntington Isham began bottling water from the springs north of Sweetwater Dam. He promoted the water as a cure for all illness, basing his claim on the recovery of Captain Charles Fitzallen who fell ill from scurvy on a trip to San Francisco. When his ship docked at San Diego, he spent time recuperating at a ranch at the base of San Miguel Mountain. The mineral water at the springs was credited with his recovery. Isham’s claims about the wondrous waters led to complaints to the San Diego Chamber of Commerce. The San Diego Board of Health investigated for the Chamber. Surprisingly, they reported favorably on the water, giving Isham greater legitimacy for his claims. Calling it the “California Waters of Life,” he shipped to Chicago and New York for distribution.

Isham was in business with H. L. Story who had been part of the construction of the Hotel del Coronado. In 1890, Story and Isham's company announced plans to build an astronomical observatory, park, hotel and music pavilion on 160 acres at the top of San Miguel Mountain. They also had plans for a lift to carry people in a gondola by wire to the top of the mountain and back. In 1890, Mary Proctor, widow of famous astronomer Richard Proctor was looking for a suitable location for an observatory dedicated to her husband. This seemed like an ideal cooperative effort. A party set off to the top of San Miguel Mountain on the Fourth of July to dedicate the land and set off fireworks. Mary Proctor raised the 43-star flag. When the fireworks were set off, they caused a small brush fire that had to be stopped before it destroyed their camp. Many people had gathered to watch the fireworks on surrounding hills, but low clouds prevented their being seen. Mary Proctor approved the site.

Isham and his partner later had business problems, and the Story and Isham Commercial Company was dissolved. Shortly after that, Mrs. Proctor withdrew her support for the observatory on San Miguel Mountain.

On August 4, 1906, Collier's Magazine exposed California Waters of Life as a fraud, and, along with the 1906 Pure Food and Drug Act, Isham's water empire began to flow away.

A new owner, N. C. Foster tried to make the springs work again in1912 but was prevented by the American Medical Association and the Pure Food and Drug Act from publishing any information on the efficacy of the water. Others who tried failed as late as 1920. Fred Hansen purchased the land around Isham Springs in 1926. He built two earthen dams to catch the water that became known as Hansen's Ponds. He had a dream of building a health spa, hotel and athletic endeavors at the site.

Life for the young in Spring Valley was of the idyllic type presented in motion pictures: children walking and playing in the fields and gathering birds' eggs, swimming and fishing in the reservoirs, and riding on their family horses or ponies. For their parents it was a hard life trying to scrape a living from farming. Citrus required abundant water and large amounts of fertilizer. In 1897 the San Diego Flume Company cut off irrigation water because city people would pay more for it.

The years of drought had almost emptied Lake Cuyamaca. High shipping costs and lack of water caused many ranches to stop farming between 1900 and 1905. Ranch homes were abandoned or sold and orchards left to go fallow.

Helix Farms survived the drought and bad times. Hubert Howe Bancroft never lived there, turning the running of the ranch over to his son, Griffing, after 1901. Griffing concentrated on the olive orchards and in 1912 picked 300 tons of green olives.

In 1909 while Spring Valley's population was dropping, Harrison Albright, a prominent San Diego architect, bought the old Prentice Ranch and converted the McRae Victorian to the new style Spanish colonial.

Though still in population decline at the turn of the century, the Interstate Realty and Improvement Company purchased 480 acres of federal land on the steep south slope of Lookout Mountain. Named the East San Diego Villa Heights, a subdivision was established for the J. D. Miller Publishing Company to sell encyclopedias. A free lot in

the subdivision was given to anyone who bought a set of the encyclopedias. Lookout Mountain became known as Encyclopedia Hill then, as it is now known, Dictionary Hill. The lots measured 50 by 120 feet. The subdivision had been designed and laid out with straight streets and lots by a Los Angeles engineer who clearly did not know this was a hill with steep banks. The San Diego County Board of Supervisors approved the site without seeing it or having anyone inspect it for suitability with the site. The poor planning led to many lots being unbuildable. Most buyers never saw their land and no infrastructure was provided. The land remained empty, most lots reverting to the county because owners refused to pay taxes on unusable land.

In 1894, Spring Valley had 90 heads of household. By 1908, there were 11. As Spring Valley declined, La Mesa grew and became the place where Spring Valley residents had to go to get most of their needs–church, shopping, entertainment.

The schoolhouse shut down in 1915 and the La Mesa-Spring Valley School District was created. The only public high school was San Diego High School or El Cajon High in Bostonia. Because of transportation distance and the expense of room and board some could not attend high school. Others could not attend because they had family ranching responsibilities.

La Mesa and Spring Valley cooperated by forming the Grossmont High School District in 1920 to construct Grossmont High School. Now Spring Valley students could go to high school.

The two entities also cooperated to solve their water needs. The Municipal Water District Act of 1911 allowed Spring Valley to form a water district that included La Mesa and Lemon Grove, whose ranchers were also suffering through the drought. The district's organizational structure was unworkable. In 1913 the La Mesa, Lemon Grove and Spring Valley Irrigation District was created.

While too little water was the main problem, the rains of 1916 showed what too much water could do. Streams overflowed, roads flooded and Sweetwater Dam spilled over. Sweetwater Lake rose 3½ feet above the top of the dam and the north wing collapsed, causing severe damage down the Sweetwater Valley. Damage to railroad tracks closed the La Presa Station. The San Diego Cuyamaca and Eastern Railroad was also damaged and didn't reopen to Spring Valley until October 1917.

Spring Valley's population included 41 households in 1916. Two major organizations were important to the Spring Valley life, the Spring Valley Farm Bureau and the Social Improvement Club. They held meetings and social gatherings to improve the social and economic life of the community.

Helix Farms was sold in 1921, the beginning of Spring Valley's slow change from a ranch community to the suburbs. The Bancroft name still exists, marking a major street and elementary school as well as the old adobe that became known as the Bancroft Ranch House on Memory Lane, off Bancroft Drive.

A portion of Helix Farms was planned as a country club with small residential tracts, mostly for La Mesa people. The transformation was slow. People settled in Spring Valley for the original reasons, good health and retirement. The new residents lived in the Valley but worked away from home.

Campo Road from San Diego was now used more as the automobile became a popular means of weekend fun. During Prohibition, the road was used by bootleggers to bring in liquor from Mexico.

As airplanes became more prevalent, the Department of Commerce installed a giant beacon on top of San Miguel Mountain to help planes flying at night find Lindberg Field. It was paid for by Standard Oil Company to increase sales of aviation fuel.

Another wet year, 1927 brought more flooding. This time Bancroft Lake's dam suffered collapse. Families downstream were evacuated and many ranches were damaged. Many citizens demanded that the dam be removed and the creek allowed to flow in its natural path.

Water–too little, too much, was always an issue for Spring Valley. The La Mesa Lemon Grove Spring Valley Irrigation District decided it would purchase the old flume system that supplied water from Cuyamaca Lake. There was a great battle with the City of San Diego who also wanted the water. Eventually San Diego won the battle but then entered into an agreement with the Irrigation District to construct the pipeline needed in exchange for water for Spring Valley.

Mt. Helix, named by Rufus Porter after he found the helix snail there, was the northern boundary of Spring Valley. In 1917 the Ad Company started holding Easter services at the top of the mountain. The top had a natural bowl and in 1924 workers constructed an outdoor theater, designed to be totally united with nature. When Mary White, owner of the property, died in 1928, her husband Fredrick and brother Cyrus Youwkey gave the property to the County Board of Supervisors along with a $30,000 trust fund for its care. The site was privately owned, constructed and maintained until gifted in July 1929.

Concurrently, avocados came into the Valley. Fred Hanson developed the avocado into a delectable fruit and created two subdivisions, Mt. Helix Calavo Gardens in Spring Valley and Avocado Villas in La Mesa. The land was fully planted with avocados, giving homeowners the ability to make money off the land where they lived. Two years of care for the trees was a part of the sales package. The streets were named for different avocado types, Fuerte, Mayapan, etc. In April of 1929, another Spring Valley subdivision, Casa de Oro Estates, opened. All lots were sold within the year totaling 853 acres. By the mid 1930s Spring Valley was the avocado capital of the U.S. The Spring Valley and La Mesa orchards produced half of the county's avocado crop.

La Presa was also continuing to develop. The old subdivision that had gone bust in the 1880s boom was revitalized, but the Great Depression again brought development to a standstill.

October 1935 saw several area residents gather at a café in the Case de Oro area and form the Spring Valley Chamber of Commerce, dedicated to improving the lives of people in the community and combating the hated Mattoon Act. The Act allowed assessments to be made to construct public works projects. Taxes went so high that people could not afford to live on their land. If one person couldn't pay, the others had to make up the difference. Taxes on some properties were more than their assessed value. Ethel Koonce, a widow was assessed $1,200 in taxes for her four acres, more than it was worth. People stopped paying their assessments and in a gambit,

quitclaimed their property to the Irrigation District, which then filed a class action lawsuit. Many people got their land back at the tax sale. The widow Koonce ended up paying $250 dollars for her ten-year tax bill — a small victory for the taxpayer.

After Franklin Delano Roosevelt's election, many public works projects came to Spring Valley. Paved roads, drainage ditches, channeling and bridges over Bancroft Creek fixed the area's flooding problems.

The Spring Valley General Store started a small lending library where only a promise to return the book was needed to borrow.

The Spring Valley Chamber of Commerce helped keep residents informed on local issues and eventually purchased the old adobe for meetings. They raised money to build a small community center with funds earned at a September 1940 County Fair. The fair had 4,000 attendees, twice the expected number, and led to its being an annual affair.

The attack on Pearl Harbor changed life in Spring Valley. The airport beacon on San Miguel Mountain was turned off and removed for security reasons. Japanese residents were interred and had to leave their farms. A small army camp was set up at Eucalyptus Park; a gun emplacement was put on Dictionary Hill, as well as lookouts on Mt. Helix and the Grossmont area. After the war, many veterans returned to Spring Valley. The old adobe became a focal point for civil defense workers, even housing a small hospital.

In 1940 the Spring Valley population was about 1050. By 1958 it was 15,900. Water is again an issue. The Navy assumed a project to bring water from the Colorado River via an aqueduct but the war ended. The costs were shifted to San Diego. San Diego annexed to the Metropolitan Water District of Southern California which helped offset the costs of the aqueduct. East County became the fastest growing part of the county for 20 years.

Through volunteer efforts, the Spring Valley Fire Protection District was created. The first fire station opening in 1951 on Troy Street across from what is now Goodland Acres Park. The Casa de Oro station opened in 1956. A third station on Gillespie Drive in La Presa opened in 1962. The department used both paid and volunteers for many years. The Fire Protection District was paid for by additional taxation on those living within the district.

New schools were also needed for the growing population. Spring Valley Elementary opened in 1943, followed by Casa de Oro, Bancroft and Spring Valley Junior High.

Increased elementary and junior high students led to Mount Miguel High School off Sweetwater Road in 1957 and Monte Vista High School in 1961 on Sweetwater Springs Boulevard north of Isham Springs. In the 1961 Grossmont College was created.

Housing boomed in the 1950s. The Brookside development was created on the old La Mesa Country Club, originally Bancroft Lake.

Because there were landowners anxious to develop their lands in the La Presa area, more water was needed. The Otay Municipal Water District was founded in 1956. It sold bonds to bring water from the Colorado River in 1957. Sewers were also needed for the developments and the same landowners formed the Spring Valley Sanitation District.

Spring Valley Estates was typical of developments in southern California. Over 2,000 homes and a large regional shopping center on Sweetwater Road were built in a year and a half.

In the north section of Spring Valley the defunct Casa de Oro and Calavo Gardens subdivisions were revived, with large lots and avocado trees.

A study by San Diego State College reported that there was insufficient planning and zoning in the unincorporated area as well as roads and infrastructure. It also noted that Spring Valley was rapidly being urbanized without the services that were needed. The report recommended either incorporation, annexation to an adjoining city (El Cajon, Lemon Grove, La Mesa or San Diego) or developing a county service area.

There was no “government official” people could turn to for assistance. People identified themselves as Spring Valley, Casa de Oro or La Presa, furthering a splintered unorganized community. Casa de Oro had established its own Chamber of Commerce.

The 1958 report requested by the Spring Valley Chamber kept the issue of incorporation going. Opponents use the issue of a tax base and lack of business, industry, shopping to persuade a majority of voters to disapprove incorporation even though Spring Valley’s property taxes provided the highest amount of taxes to the county of any unincorporated community. Proponents believe that incorporation would give citizens control of their community and keep out undesirable processes and developments.

In 1958 the Spring Valley Chamber of Commerce had the Bancroft Ranch House designated California State Historical Landmark #626. In 1964 it was declared a National Historic Landmark. Financial difficulties and continuing repair costs continued to plague the site until it was sold to the Spring Valley Historical Society for $1.00 in 1967 with the stipulation that it be preserved as a free museum for the community’s history.

The community center that was built next door in 1945 now belongs to the Lemon Grove Moose Lodge.

The last Spring Valley farmer, Howard Takahashi retired form farming in 1977. He was interred during WWII and returned to Spring Valley in 1947. He was a truck farmer, best known for the corn that he sold from a roadside stand at Jamacha and Sweetwater Springs Boulevard. He sold his land to the Rancho San Diego developers.

Samuel Barbic grew roses in Spring Valley from the late 1940s on land north of Kenwood Drive until 1966. He was the only commercial rose grower in the county at the time.

Again growing populations in Spring Valley needed more water. The La Mesa, Lemon Grove, Spring Valley Irrigation District became the Helix Water District, buying domestic use water from the Metropolitan Water District.

New roads and highways kept up with population needs. Highway 94 opened from Kenwood Drive to Avocado Boulevard in 1970, permanently splitting Spring Valley into two disparate pieces, the northern part calling itself Casa de Oro. It divided neighbors,

razed homes and destroyed many of the 100-year-old eucalyptus trees originally planted by the McRae brothers.

Following California State Law, community groups were set up to try to control unchecked development in unincorporated communities around the state. They were called Community Planning Groups. The Valle de Oro Planning Group was established in 1971 and accepted by the San Diego County Board of Supervisors in 1972. This group encompassed the entire Spring Valley area from La Presa to the northern limits of Casa de Oro. In 1989 the Spring Valley Community Planning Group was created. The 15-member group advises the Board of Supervisors through the Department of Planning and Land Use on all items affecting the Spring Valley Community Plan.

Land in the area around Monte Vista High School on Sweetwater Springs Boulevard and to Avocado Boulevard became the original Rancho San Diego Development totaling about 2,000 acres. By 1982 over 2,200 units had been constructed. In 1984, Home Capital purchased 2,800 acres in the southern part of unincorporated El Cajon and began another phase of Rancho San Diego.

In 1982, Pointe Builders of Phoenix, Arizona purchased land around Isham Springs and across Jamacha Boulevard halfway up San Miguel Mountain. The plan was to build a resort with golf course, restaurants, a business center and convention center and a variety of housing types. The Board of Supervisors gave final approval on the project in June 1989. Many of the homes have been built out, but the promised resort, restaurants and businesses that would provide employment to the area have not materialized as of 2009.

> *This history was adapted from the book Our Hills and Valleys: A History of the Spring Valley-Helix Area, by Thomas Joseph Adema. The book is available from the Spring Valley Historical Society located at the Bancroft Ranch House on Melody Lane in Spring Valley.*

## b. Relationship to Adjoining Communities

Spring Valley has been divided up into two separate planning areas, one north of State Route 94, known as Valle de Oro and Spring Valley to the south. Spring Valley is bounded on the northwest by the cities of La Mesa and Lemon Grove. The southern portion is bounded by the city of San Diego. On the east it is bounded by North Spring Valley, within the plan area of the Valle de Oro Planning Group and undeveloped state lands.

## c. Environmental Setting

*Agricultural soils and production* — There are no longer any agricultural areas in Spring Valley as they have been taken up by development.

*Plant and animal habitats and wildlife corridors* — manager need to work closely with wildlife refuge, fish and wildlife organizations to maintain the quality of our wildland refuge.

*Scenic resources and highways* — Spring Valley is part of the County of San Diego's Trails plan. The trail plan in Spring Valley starts at the west end of Sweetwater Lake and ends at the Sweetwater Dam, extending along the north edge. A section goes from the east end of the lake up to Lookout Mountain.

*Surface, groundwater, and watersheds* — We are a watershed community for Sweetwater Lake. Of special concern are invasive species: tamarac, arrundo, and thistle. Measures need to be taken to eradicate these non-native species and monitor the area to make sure we are not contributing to downstream pollution.

*Mineral resources* — N/A

*Air quality* — Pollutants produced by vehicular traffic will increase in Spring Valley as development occurs in communities east of us. Businesses such as crematoria, cement batch plants, gravel production, heavy industrial trucks contribute to pollution.

## d. Existing Land Uses and Community Character

Spring Valley CPA is a heavily populated suburban environment that covers approximately eleven square miles. Most of the land is in single family residential, but since the 1970's denser housing areas developed, causing degradation of the community with rising crime rates, gangs, and drug use. The highest densities are currently on Kenwood Drive, Jamacha Road, and Canyon Road. The original Rancho San Diego Specific Plan area extending from South Barcelona easterly to SR 94 and from Monte Vista High School to Jamacha Boulevard is built out and the Pointe Specific Plan is currently in development.

There are over 1,000 businesses in the community from small, family-owned enterprises to heavy industry. Due to the lack of proper planning, development before the establishment of zoning and oversight of construction through the years, heavy industrial sits next to single-family residential. High density, low-income properties have proliferated in the last few years. Senior residential complexes, multi-use residential for senior citizens with the unit increases of density bonuses have given way to regular apartment use (after a 20 year requirement for maintaining Senior status) that would not normally be allowed. This has resulted in loss of senior housing and further crowding of occupancies that were not intended to house families. Any further requests for senior housing in Spring Valley shall require a perpetual or life expectancy of the building dedication to a senior housing environment.

There is a great need for planning that will eliminate some of the problems of Spring Valley through future good planning and code enforcement.

The largest portion of the Spring Valley Planning Area is single-family residential homes with newer multi-family complexes increasing in the last 30 years. There are two major business areas, the former downtown area on Bancroft Dr. from SR-94 down to Troy St. and on to Sweetwater Road. The other is in the area known as La Presa in the south eastern portion of the CPA from approximately Omega Street south to Sweetwater Rd. Casa de Oro is also Spring Valley, but is covered by the Valle de Oro Planning Group. There are specific neighborhoods known as Bancroft, Brookside, Spring Valley, Lakeside, Dictionary Hill, Sweetwater Village, Rancho San Diego and La Presa.

We have many historical sites in the community:

- The Bancroft Ranch House was the first structure built by Europeans in Spring Valley (1863)
- The Rock House located on James Circle (1873)

- Springs of St. George on James Circle
- Spring Valley Veterans Memorial on Memory Lane
- Madam Camille's House 3555 Bancroft Dr. (1924)
- Cactus Cottage (Sinclair House) 3700 Sinclair Lane (1899)
- Isham Springs and Bancroft mitigation areas, Sweetwater Springs at Jamacha Blvd.
- The Olla 3700 Helix St. (1895)
- Bancroft Dam, Fairway Dr. at Brookside (1910)
- McRae-Prentice-Albright House, Barbic Lane (1882)

## e. Existing Circulation and Mobility

Road Network

The condition of roads in Spring Valley is excellent. Problem areas, such as potholes, are dealt with promptly by DPW.

The Spring Valley CPA is served by two existing freeways. State Route (SR) 94, a major east/west artery on the north which divides Spring Valley as a community; and SR-125 on the western boundary of Spring Valley, a recently constructed north/south artery which also divides a portion of Spring Valley adjacent to San Diego. Jamacha Blvd., the main east/west corridor from south Spring Valley provides the connection between SR-94 and SR-125 east of their western junction. Plans for the construction of SR-54 have been put on hold indefinitely and Caltrans is planning to sell much of the land. The major roadway to the east is Sweetwater Springs Blvd., which provides a north/south connection from SR-94 to Jamacha Blvd.

Four-lane divided or undivided roads in the CPA include: Sweetwater Rd., Paradise Valley Rd. / Jamacha Blvd. (some portions of Jamacha Blvd. are still being widened) Sweetwater Rd., Elkelton Blvd. and Jamacha Rd., a major artery to SR-125.

Jamacha Rd. is a heavily traveled east/west roadway. Road usage has increased since the completion of SR-125. Which has entry and exit ramps to Jamacha Rd. Plans to coordinate the traffic light timing along Jamacha Rd from SR-125 to the east should alleviate the existing traffic backups and unsafe conditions for cars entering side streets during peak traffic hours. The timing of traffic lights may prove to be necessary on other roadways as traffic increases elsewhere.

Sweetwater Springs Blvd. is a main north/south roadway which has a history of accidents, primarily speed related. The road is well designed, and no solution to the high accident rate has been found in spite of law enforcement efforts. The addition of more traffic lights, plus speed coordination of all lights along the length of the boulevard might be considered.

Transit

Spring Valley is served by public transit run by the Metropolitan Transit System (MTS) for connections into and outside of the community (route maps, schedules and rates

can be obtained at the Spring Valley library or at www.sdmts.com or www.sdcommute.com). Information in English or Spanish may also be obtained by phone by dialing 511. Plans to develop a Transit Center in the southwest corner of Spring Valley on land owned by the State have not mace recent progress and do not appear to be likely. Even though in 2005 funds were made available with the 2005 Transportation Development Act, funds for public transportation continue to be put at risk.

The San Diego Trolley light rail system has convenient stops in La Mesa and Lemon Grove. This system provides low cost accessibility to sports events, the Convention Center, downtown San Diego, etc., but access by Spring Valley residents normally requires driving to Lemon Grove or La Mesa and parking.

## f. Existing Community Facilities and Infrastructure

Community Facilities

Currently developed parks are:

- Spring Valley Community Park with a medium sized recreation center, various meeting rooms, picnic grounds, play areas and day care. This park is located in the southwestern boundary of the community.
- Sweetwater Park on Sweetwater Lane provides ball fields for use by youth groups and the Recreation Department
- Goodland Acres Park is a small park with picnic tables and a small building with restrooms
- Lamar Street Park, the most recently constructed park contains picnic areas, children's play apparatus and restrooms. A dog park will soon be developed.

Infrastructure

Infrastructure is provided for Spring Valley as identified below

- Water – Water is provided by both Helix Water District and Otay Water District. The Otay Water District uses large capacity water tanks on hilltops around their service area to provide water and pressure. Water is pumped up to the tanks, then gravity fed to customers. The Sweetwater Authority controls Sweetwater Dam and the lake it has made. Talks are under way to provide fishing piers for citizen enjoyment
- Sewer/Septic – Most of Spring Valley is on the County Sewer system with pockets of septic systems, mostly in the hill areas around Lamar/ Austin Dr., Montemar Dr. and Helix Street areas
- Storm drainage – A lot of storm drain construction in the last 15 years has taken much land out of flood plain designation
- Energy (natural gas and electricity) – Provided by SDG&E-Undergrounding is to be provided as quickly as possible

- Landfill – Many people who live on the valley rims just dump their trash and garbage over the side, especially in the Montemar Dr. area. This may cause a serious health hazard in the future.
- Telecommunications – Since Spring Valley is composed of mostly hills and valleys; cell phone tower needs are greater in Spring Valley than most other places. More co-location of towers must be studied to stop the increasing need for more and more towers. The County has written an ordinance covering cell phone towers, but Spring Valley is unique in the number of towers needed to provide service to and through the community

## g. Public Safety

Spring Valley is served by the San Diego County Sheriff's Office, providing beat officers, drug task force and gang details. California Highway Patrol enforces speed limits and investigates traffic accidents on highways and County public roads.

The San Miguel Consolidated Fire Protection District provides fire suppression and rescue services which are paid for through higher property taxes. The District maintains a Class 3 rating (ratings are granted by the Insurance Services Office [ISO] based on response times, equipment available and daily staffing levels).

# Community Vision

Spring Valley is a respected community and a highly regarded place to live and operate a business. The community continues to be a mix of residential and commercial areas where the Community Planning Group strives to require new development to meet strict design and construction standards, over the chaotic zoning and lax design standards of the past. Spring Valley is managed by San Diego County with the same degree of attention as would be expected of a city. Only safe, non-polluting industrial uses, along with regular businesses are located within the CPA.

The San Diego County Sheriff and California Highway Patrol continues to provide high quality law enforcement and public safety service where Spring Valley is free of gang and illegal alien violence and assists law enforcement to the extent possible.

The California Department of Transportation (Caltrans) maintains the entire length of State Route 94 and State Route 125 to the same high standards as has been done historically. Funds for maintenance of Spring Valley's public roads are allocated proportional to population and average trips per day on County road maps. Sidewalks in locations prioritized by the Community Planning Group with emphasis on sidewalks to and from schools within the area to provide a safe pathway.

Spring Valley has an aggressive campaign to make our highways the cleanest in the county. The Spring Valley Citizens Association is envisioned as the agent for this campaign.

The San Miguel Consolidated Fire Protection District continues to provide services to the level of a Class 3 fire department as already exists without the need for extra fees or taxes.

The County library system continues to provide high quality services with hours of operation in accordance with need.

Our community is a Community Service Area (CSA-128) for parks and recreation where the community taxes themselves to improve parks and services. The CSA continues to add more facilities because the funding levels provide the ability to maintain these facilities. Building facilities are approved with stringent plane and the means to maintain them. The CSA continues to meet the growing needs of neighborhoods and Parks and Recreation continues to benefit from Park Land Dedication Ordinance fees. Spring Valley, working through San Diego County has an upgraded Park and Trail system, along with a new regional park along the north shore of the Sweetwater Reservoir.

The Spring Valley Community Center after completing planned upgrades continues to provide high quality services. The County in cooperation with (CSA128) continues to provide high quality park services and recreation programs. There are sufficient recreational areas throughout the community to provide for all citizens, from children to senior citizens. Extensive work has been done to provide a complete range of activities and facilities for all people within Spring Valley.

Spring Valley, working through San Diego County, has upgraded the Park and Trail system. There will be a new regional park constructed on the north shore of the Sweetwater Reservoir.

The Pointe Resort has proven to be an enormous upgrade to the area, providing housing and most needed jobs. Spring Valley continues to host a multitude of business including: self-storage, retail, car repair, car sales, fabrication processes, trucking, construction and other services and retirement homes.

The Community Planning Group promotes businesses that maintain or improve the character of Spring Valley, but no longer has hazardous/unhealthy or deleterious uses such as crematoria, new recycling centers, or hazardous industries. Through diligent efforts by the community and Sheriff's Department, Spring Valley does not have the social turmoil often associated with illegal aliens and street gangs.

> *Spring Valley no longer has any more tax-subsidized "affordable housing" until there is an equal percentage of these elements throughout the County. Spring Valley no longer has the most tax-subsidized housing in the unincorporated County. The Community Planning Group has strived to undo the damage done by the over-concentration of low income occupancies in Spring Valley in the past. Since the County must provide a certain percentage of "affordable housing" it will go to other communities. These taxpayer-subsidized housing projects bring in problems to the county and subsequently the Spring Valley area. These non-taxpaying properties have reduced funds for services that these same properties require.*

The Code Compliance enforcement program is aggressively conducted to eliminate illegal and unsightly signs, along with hazards to our community from production and use of toxic/hazardous material, undoing past actions where little attention had been given, causing Spring Valley to suffer from lowered standards.

# Issues and Concerns

The Spring Valley Community Planning Group (CPG) created in 1989 after it was split off from the original Valle de Oro Planning Group has expressed concerns over land use planning practices at the County. Examples include:

- Insufficient attention to the issues and concerns for the CPA, which was part of a larger planning group until 1989
- Allowing a disproportionate share of subsidized housing in the CPA , which has resulted in areas with high crime rates and large numbers of deteriorated housing stock
- A lack of code enforcement, which has resulted in a proliferation of businesses that do not comply with building or zoning codes
- Lack of appropriate application of County Codes and Ordinances by County Planning and Building departments without benefit to the community, giving preference to developers with resulting creation of unsightly and unsafe areas in Spring Valley.

# Goals, Policies, & Implementation

# 1 Land Use (LU)

## Village Boundaries

Spring Valley has an established Village Boundary, shown in Figure 3.

## Land Use Diagram

The Spring Valley Community Planning Area Land Use Map is provided in the General Plan as Figure LU-A-20.

## 1.1. Community Character

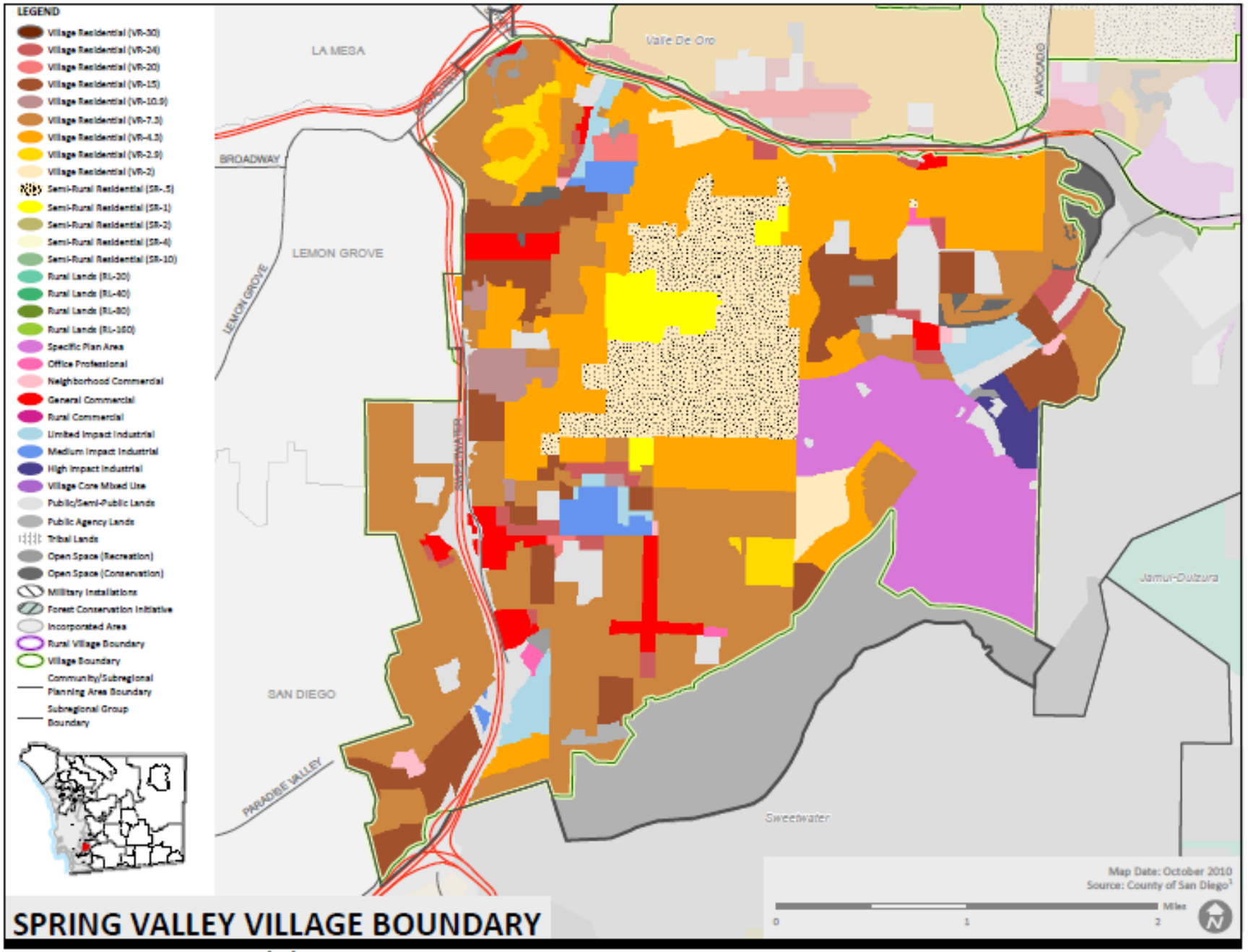
The Spring Valley Youth And Family Coalition addresses issues revolving around children and family, utilizing organizations, businesses, and social agencies in a representative alliance, connecting the community in areas that improve the health, well being, and competence of Spring Valley youth and families is active in the community. The Spring Valley Citizens' Association is a cooperative venture with many community organizations such as the Spring Valley Chamber of Commerce, Spring Valley Improvement Association, Spring Valley Historical Society and community service organizations. The LaMesa Spring Valley and Grossmont High School Districts, many County agencies and the Second District Supervisor's office and have been responsible for highway beautification on SR-94 and revitalization programs throughout.

**Issue LU 1.1** Spring Valley's appropriate development has been seriously impaired by its County history. San Diego County Department of Planning and Land Use did not come into application in Spring Valley until late in the 1980's. Much development has happened without adherence to zoning and building codes. Codes and ordinances were not adequately enforced, which allowed many undesirable and illegal businesses and/or processes to exist in Spring Valley. As a result, many low rent developments and businesses require a heightened need for enforcement. The high degree of business, industrial, high density, power lines and roadways give the community a dowdy and decaying look. Only light or medium non-hazardous industrial processes or businesses shall be allowed in Spring Valley.

**Goal LU 1.1** Residential, commercial and industrial development that enhances Spring Valley's community character, are consistent with Zoning and Design Review Criteria, and improve the quality of life of its citizens. The gradual transformation and improvement of existing uses that negatively impact community character. Pro-active enforcement that diminishes existing businesses and development that are inappropriate for a suburb of over 59,324 residents (per U.S. census 2000).

**Policy LU 1.1** Require all new commercial/ light or medium industrial construction or changes to existing sites to:

- Conform to minimum size requirements and setbacks
- Be easily accessible by vehicle and foot traffic




**SPRING VALLEY VILLAGE BOUNDARY**

San Diego County General Plan

Figure 3

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- Appropriately screen mechanical equipment so that it is not visible by developments, existing or proposed, from above
- Appropriately screen trash areas
- A minimum of 20% of the area to open space or non-parking landscaping. Maximize the provision of landscaped areas through innovative site design
- Provide internal and external connections to pedestrian walkways in multi-commercial developments, including concentrations
- Limit outdoor lighting to minimize impacts to adjacent properties and night sky interference
- Provide signage that complies with Spring Valley Sign Ordinance
- Have a FAR (Floor Area Ratio) that is .50 for Commercial and Limited Impact Industrial Land Use Designations
- Use paint colors of a neutral or subdued density

**Policy LU 1.1.2** Require all commercial uses to have aesthetically pleasing and functionally adequate operations with appropriate off-street parking, internal circulation, setbacks and landscaping through application of the Site Plan review.

**Issue LU 1.2** Inappropriate Land Use Designations have existed in Spring Valley for years and have existed from historic land uses developed before the County of San Diego regulated land use extensively.

**Goal LU 1.2** A Spring Valley that where residential uses are not located adjacent to hazardous industries or other uses not compatible with residences.

**Policy LU 1.1.3** Apply appropriate land use and use designations in the Spring Valley Community that take into account adjacent properties and that over time phase out inappropriate and hazardous industries.

**Implementation LU 1.1** Future Land Use Map Changes and Zoning ordinance.

**Implementation LU 1.2** The Department of Planning and Land Use, in conjunction with the Spring Valley CPG will carefully study the existing land uses within Spring Valley and devise methods to ensure their compatibility with the suburban environment.

**Implementation LU 1.3** Evaluate existing land uses within Spring Valley and devise methods to ensure their compatibility with the suburban environment.

**Policy LU 1.1.4**: Non-conforming Land Uses. Limit the proliferation of legally non-conforming land uses that cause significant impact to the Spring Valley community.

**Implementation LU 1.1** Amend the Non-Conforming Use section of the Zoning Ordinance to revise change-of-ownership restrictions, reduce the overall duration and vary the time period according to the type of land use, such that a land use can be out-of-operation and still retain a legally non-conforming status.

**Implementation LU 1.4** Continue to implement the Zoning ordinance and other regulations.

## 1.2 Community Growth Policy

**Issue LU 2.1** Spring Valley is inundated with high-density residential units and bears the burden of high crime, gang activity and drug related problems. In the past he County chose to ignore the issue of high density in Spring Valley. Of special importance are Kenwood Dr., Canyon Rd., and Jamacha Rd. The County has given Spring Valley highest possible densities in areas that are already high density with the resulting high crime and drug use. Of all the communities in the General Plan Update population density projections, Spring Valley is one of only three contain increased densities. The highest crime rates in Spring Valley are on Kenwood Dr., Canyon Rd. and Jamacha Rd., which are also areas with the highest development density. (ARJS website).

**Goal LU 2.1** Residential development that is not higher than 15 dwelling units per acre to allow for moderate development that compliments and improves the character of Spring Valley.

**Policy LU 2.1.1** Discourage the expenditure of funds collected by or granted to the County of San Diego from creating additional deed restricted affordable housing, until such time that densities of subsidized affordable housing are equitable between the remaining communities within the County Water Authority Boundary, and excluding age restricted senior housing.

**Recommendation LU 2.1.1** The Spring Valley Community Planning Group recommends that the land use maps to reflect smaller densities to reduce density allowances for the community altogether. The heaviest density suggested shall is no more than 15 dwelling units per acre.

**Recommendation LU 2.1.2** The Spring Valley CPG recommends that , because of the loss of tax revenues, new, tax subsidized housing is not be constructed and/or converted in Spring Valley until other unincorporated areas contain the same density as Spring Valley

**Implementation Program LU 2.1.1** Legislation/Ordinance/ Zoning requirements shall be set at a maximum number of units consistent with what it would be with the addition of the density bonus.

**Issue LU 2.2** The Spring Valley community has long been the victim of illegal and inappropriate business uses. Active enforcement of existing codes and ordinances can go a long way toward making Spring Valley a more viable and vibrant community and complete the vision statement.

**Goal LU 2.2** A community that for the health and safety of its residents enforces zoning, works with community cooperation and input, to enforce violations of Zoning, Building and Health and Safety ordinances and bring occupancies into compliance with their approved use.

**Policy LU 2.2.1** Actively enforce zoning and building code requirements with an appropriately-sized inspection team, to proactively focus on existing development and uses.

**Policy LU 2.2.2** Develop programs to recruit community volunteers to assist County personnel in code enforcement.

**Issue LU 2.3** Part of the current degradation of the Spring Valley area comes from conversion of Senior Citizen Complexes to regular occupancy. Builders are given a by-right increase in density and lower standards of construction (size, parking, open areas) if they build residential units for senior citizens. 20 years, later, these under-sized, substandard units are returned to regular occupancy use and the accompanying rent increases. This results in loss of residential units for seniors while allowing high-density occupancy rates for which they were not constructed. Demographics show that seniors are the fastest growing segment of the population. The need for senior housing is very important.

**Goal LU 2.3** Increase the number of senior occupancy constructions, maintaining them for senior use into the foreseeable future.

**Policy LU 2.3.1** Require that any senior citizen units constructed remain for occupancy by seniors for a minimum period of 75-100 years.

**Issue LU 2.3** New residential construction will continue in Spring Valley. Use of the previously established “B” designator has been a good start, but meeting design review and planning requirements must be carefully enforced to improve the character of our community.

**Goal LU 2.3** Residential development that incorporates design guidelines and improves upon the community character of Spring Valley.

**Policy LU 2.3.1** Require all new development and remodeling of multi-unit residential uses to:

- Screen trash containers
- Utilize building colors that are subdued in density and saturation
- Provide signs in conformance with Spring Valley sign requirements
- All buildings shall be constructed to be as energy efficient as possible including but not limited to solar, recycled water, use of native vegetation or xeriscaping
- Parking at 2 spaces per unit shall be provided in addition to handicapped and required visitors’ parking. Parking for Multi-units shall be covered and/or garaged

- At least 75% of front yard shall consist of landscaped open space
- Front yard shall be a minimum of 15’ deep from right of way
- All parking shall be within the property of the proposed project. All parking shall be provided on site
- All parking shall be screened by landscape and may include decorative wood or fencing
- Screening from adjacent properties may be accomplished with either wood, masonry or stucco 6 feet in height
- Appropriate studies shall be conducted for noise
- Multi-use area shall include both 100 square feet of individual unit open space and play areas for children as well as adults
- Use paint colors of a neutral, subdued tone

**Issue LU 2.4** Little attention was given to Spring Valley, in the past, therefore, we have suffered from low standards and subsequent poor planning. This has led Spring Valley’s current lack of visual quality and incompatible uses. Final revision

**Goal LU 2.4** A Spring Valley where businesses are up to code, well presented and clean with clear parameters of development that reflect a healthy suburban community

**Policy LU 2.4** Conduct pro-active code compliance enforcement programs to eliminate hazards to our community from production and use of toxic/ hazardous materials.

**Issue LU 2.5** Signs in Spring Valley are problematic with varying sizes, colors, and lighting methods. The current guidelines do not contain language to allow them to be enforceable Currently the requirements are used only as guidelines and requests are routinely made to allow larger signs or the guidelines are ignored altogether.

**Goal LU 2.5** A high percentage of compliance with the Spring Valley Sign Ordinance.

**Policy LU 2.5.1** Develop and require compliance with the Spring Valley Sign Ordinance

**Implementation LU 2.5.1** Prepare a sign ordinance for Spring Valley based on current guidelines and develop enforcement policy

## 1.3 Community Conservation and Protection

Appropriate use and application of the County’s MSCP has made Spring Valley able to retain some natural wildlife and vegetation. Hawks can be seen around the community and assist in keeping vector problems down.
No specific issues to address; refer to goals and policies in the General Plan.

## 1.4 Areas of Change: Development Infill and Intensification

The Pointe project is the last large area in Spring Valley not yet developed completely. It is slowly developing in stages to provide a less sudden impact on the community.

The Spring Valley community is already heavily populated. Large numbers of apartment complexes have been built in the last twenty years, with resultant impact on schools, roads, and law enforcement. Low and very low-income apartments are more prevalent here than anywhere else in unincorporated county areas.

**Issue LU 1.6.1** The Pointe has relied heavily on clustering to maximize the number of structures to be built. Village densities are prevalently designated on steep slopes in Spring Valley, more so than other communities, and are not slope dependent. It is not the intent that these densities be inappropriately clustered to substandard lot sizes or multi-family units through the Planned Area Development, Lot Area Averaging or Specific Plans.

**Goal LU 1.6.1** Maximize community character and cohesiveness by maintaining two unit per acre developments without clustering.

**Policy LU 1.6.1** Discourage the use of Lot Area Averaging, Planned Residential Developments or Specific Plans to enable clustering of units in steep slope areas adjacent to single family neighborhoods assigned Village Densities.

**Policy LU 1.6.2** Prohibit developments in Village and Semi Rural densities from being allowed to significantly cluster (greater than 50% of the generally expected lot size for any land use designation) or excessively grade during a development project to prevent ”unbuildable”, (environmentally constrained or steep land) from being inappropriately included in the equation for figuring density allowances. Setback requirements will not be amended to allow more dense construction in one area.

**Issue LU 1.6.2** Special areas that have had marked degradation over the years need to be addressed:

- Canyon Rd. and Presioca Street north of Harness Street very dense multifamily unit areas that have high crime rates; and
- Grand Ave. between Jamacha Boulevard and Jamacha Road is a bad mix of heavy commercial (mostly car shops) and multi-family construction.

**Issue LU 1.6.3** The Troy Street / Bancroft Drive area has numerous areas without appropriate construction permits and unhealthy mixed occupancies.

**Issue LU 1.6.4** Apartments where there have been high crime rates.

**Issue LU 1.6.5** Areas with high concentrations of halfway and recovery types of occupancies like Grand Avenue South of Jamacha Boulevard.

## 1.7 Community Facilities

No specific issues to address; refer to goals and policies in the General Plan.

## 1.8 Other Topics/Issues

None

# 2. Circulation and Mobility (CM)

## 2.1 Integrated Mobility and Access

No specific issues to address; refer to goals and policies in the General Plan

## 2.2 Local Road Network

No specific issues to address; refer to goals and policies in the General Plan

The Spring Valley Community Plan Area is served by two existing freeways, State Route (SR) 94 on the North, which splits Spring Valley into two parts, is a major east/west artery; and, SR-125 on the west boundary of Spring Valley, is a recently constructed north/south artery. Plans for construction of SR-54 to the south have been put on hold indefinitely and Caltrans is selling some of the right of way property, making Jamacha Blvd. the main east/west corridor from south Spring Valley providing connection between SR-94 and SR-125. The major roadway to the east is Sweetwater Springs Boulevard, which provides a north/south connection from SR-94 to Jamacha Blvd.

Existing four lane divided or undivided roads include: 1) Sweetwater Rd., 2) Avocado Blvd. from SR 94 to Del Rio Rd., 3) Paradise Valley Rd./Jamacha Blvd. (some portions of Jamacha Blvd. are still being widened), 4) Sweetwater Springs Blvd., 5) Elkelton Blvd., 6) Jamacha Road, a major artery to SR-125).

## 2.3 Fire Access/Egress Routes

**Issue CM 2.3** The ability of residents to leave an area where there is fire quickly is extremely important.

**Goal CM 2.3** Adequate emergency access and egress for emergency fire/rescue equipment.

**Policy CM 2.3** All new developments shall contain more than one route to gain access and provide egress from the development.

## 2.4 Local Transit

Former plans to develop a Transit Center in the Southwest corner of Spring Valley when the state of California vacates after construction of SR-125 have not made recent progress do not appear to be likely. Even though in 2005 funds were made available with the 2005 Transportation Development Act funds for public transportation continue to be put at risk.

No specific issues to address; refer to goals and policies in the General Plan.

## 2.5 Pedestrian

**Issue CM 5.1:** Spring Valley is a highly urbanized suburb of San Diego with many narrow and winding roads. Most of these roads do not have sidewalks. The main focus regarding sidewalks has been and will continue to be, providing sidewalks in the vicinity of schools for the safety of students. Sidewalks are sparse and exist mostly where recent construction has required installation.

Contiguous sidewalk installation needs to be done throughout Spring Valley, especially near and along routes to schools, shopping, recreation, and libraries. A Pedestrian Master Plan has been prepared for a small portion of Spring Valley where deficiencies in the pedestrian network, along with projects to correct the deficiencies identified. The master plan as presented includes only the La Presa area along Grand Jamacha Road/Boulevard and some side streets.

Additional planning is required to evaluate the remainder of the community and funding sources are needed to add pedestrian walkways to the community.

**GOAL CM 5.1** A contiguous, safe, efficient, and attractive pedestrian network for Spring Valley that provides an alternative to vehicle trips.

**Policy CM 5.1.1** Seek funds and funding opportunities to expand pedestrian planning and implementation for Spring Valley.

## 2.6 Bicycle and Trails

Bicycle lanes are provided on major roads, and bicycle paths are in the planning stages. Pedestrian and equestrian paths are either existing or planned.

No specific issues to address; refer to goals and policies in the General Plan.

## 2.7 Aviation (where relevant)

Spring Valley has no airport within its boundaries, but does have convenient access to San Diego International Airport (Lindberg Field), approximately a 15-minute drive. Two commercial aviation fields, Gillespie Field in El Cajon and Montgomery Field in San Diego are a short drive away.

San Diego International Airport, Brown Field and Gillespie Field use Spring Valley as approach vectors. Large aircraft destined for Lindberg field now approach, turn and head toward San Diego over Spring Valley posing great danger to community residents. Aircraft both fixed wing and helicopters use SR-125 as a north/south fixed locus in their travel.

**Issue CM 7.1** There are numerous overlaps of aviation routes over Spring Valley. This produces the high opportunity for air catastrophe sometime in the future. This can be avoided.

**Goal CM 7.1** Accommodate air transportation in the region with minimized risk to Spring Valley.

**Policy CM 7.1.1** Coordinate with the San Diego County Regional Airport Authority to identify, analyze the issues and consider implementation of programs that will make routes over Spring Valley safer.

## 2.8 Transportation System Management

**Issue CM 8.1** It is inevitable that traffic will increase on freeways and roadways. Speed coordination of traffic signals, as planned for Jamacha Rd, may be required elsewhere. As discussed above for Bancroft Dr. it will be difficult to widen the existing roadways, therefore, they must be used to their full potential.

**Goal CM 8.1** Provide the best possible traffic flow within and through Spring Valley.

**Policy CM 8.1.1** An extension of the public transit systems, both bus and rail, may offer a means of easing the surface traffic situation.

**Policy CM 8.1.2** Coordinate with Caltrans and SANDAG to construct the Troy St. connectors designed in the original plan for SR-125 by 2020.

**Policy CM 8.1.3** Use speed controlling lights on major intersections.

Refer to goals and policies in the General Plan for additional policies.

## 2.9 Parking

All future planning must include enough parking for the increased population.

**Issue CM 9.1** Spring Valley is impacted by lack of onsite parking especially in areas where there are large numbers of apartment buildings. In addition there is currently not enough street parking for existing multi-use occupancies.

**Goal CM 9.1** Off-street parking that satisfies the needs of the community and does not adversely effect the community

**Policy CM 9.1.1** Require off-street parking for all vehicles at a rate of 2 vehicles per unit in addition to visitor and handicapped parking for multi-family residential.

**Policy CM 9.1.2** Prohibit counting on street parking for multi-use residential. Encourage shared parking in commercial or mixed-use areas

## 2.10 Infrastructure and Utilities

Telecommunications – Since Spring Valley is composed of mostly hills and valleys, cell phone towers have increased greatly in this area. More co-location must be must be studied to stop the increase in cell phone towers. The County has written an ordinance covering cell phone towers, but Spring Valley is unique in the number of towers needed to provide service to and through the community

**Issue CM 2.10** Telecommunication companies have developed the ability to install cell phone sites almost anywhere

**Goal CM 2.10** Minimize towers through appropriate application of codes and ordinances.

**Policy CM 2.10.1** Require cell phone siting and installation to conform to County of San Diego and Spring Valley Guidelines for installation of wireless sites (see Appendix A, Spring Valley Wireless Guidelines).

## 2.10 Other Topics/Issues

Because Rancho San Diego, Jamul and El Cajon will continue to build, their communities affect us. Appropriate attention needs to be paid to that impact on Spring Valley and planned for. Widening and/or better construction of existing roads shall be done wherever necessary when increased traffic flows are caused by development farther east of Spring Valley.

**Issue CM 2.11** Traffic on Bancroft and Troy will increase as redevelopment occurs to provide additional housing. Most of the population will continue to travel to work on SR-125 and SR-94. This has been in the proposal for SR-125 construction since the beginning and will relieve traffic increases on Bancroft Dr. The land for this construction has already been purchased and is available for building.

**Goal CM 2.11** Completion of the currently proposed Troy St. on and off ramps to SR-125. The land is already owned by Caltrans.

**Issue CM 2.11.2** The SR1125 ramp to SR-94 eastbound currently requires drivers to get off on Spring Street and negotiate a hairpin turn onto a ramp that has traffic exiting for Spring Street. Both people going onto SR-94 and Spring St. have to exchange lanes to get onto the freeway or exit Spring St. This is a dangerous and unsafe modality of transport. Provision of his ramp is included in the 2030 Regional Transportation Plan and currently programmed for 2020 implementation.

**Goal CM 2.11.2** An appropriate interchange for SR-125 Southbound to SR-94 eastbound

**Policy CM 2.11.2** Coordinate with SANDAG and Caltrans to implement the 2020 RTP and the planned interchange at SR-94 and SR-125 by 2020.

# 3. Conservation and Open Space (COS)

## 3.1 Resource Conservation and Management

No specific issues to address; refer to goals and policies in the General plan

a. Agricultural soils and production

There are no longer any agricultural areas in Spring Valley as they have been taken up by development.

Plant and animal habitats and wildlife corridor

Managers need to work closely with wildlife refuge, fish and wildlife to maintain the quality of our wildland refuge.

b. Scenic resources and highways

Spring Valley is part of the County of San Diego's Trails plan. The trail plan in Spring Valley starts at the west end of Sweetwater Lake and ends at the Sweetwater Dam, extending along the north edge. A section goes from the east end of the lake up to Lookout Mountain.

c. Surface, groundwater, and watersheds

Spring Valley is a watershed community for the Sweetwater Lake. Of special concern are invasive species: tamarac, arrundo, and thistle. Measures need to be taken to eradicate these non-native species and monitor the area to make sure we are not contributing to downstream pollution.

d. Mineral resources

No issues.

e. Air quality

Pollutants produced by vehicular traffic will increase in Spring Valley as development occurs in communities east of us. Businesses such as crematoria, cement batch plants, gravel production, heavy industrial trucks contribute to pollution.

f. Water and energy

No issues.

## 3.2 Parks and Recreation

a. Park needs, locations, and facilities

No issues. Spring Valley is mostly built out. The hillsides and mountains were built on prior to the concept of clustering, leaving minimum space for new development except for The Point development. Spring Valley is bounded by Mt. Helix on the North (The CPA stops at SR-94), SR-125 on the west. Sweetwater Lake borders the south, but the lake and trails are not yet accessible to the community. Spring Valley falls far short of providing the minimum recommended amount of parks and recreation areas recommended by the County of San Diego.

b. Park acquisition, development, and improvements

The Spring Valley, CPA has become a Community Service Area (CSA) and levies a separate property tax to improve parks and services. This has allowed addition of more facilities because the Service area can maintain facilities with CSA money. Spring Valley North of SR-94 chose not to be part of the CSA. The Board of Supervisors polices do not allow new construction of facilities without the ability to financially maintain them. The recent "retasking" of Spring Valley Elementary School opens the possibility of providing new and better facilities for the north end of Spring Valley.

Parks and Recreation benefits from Park Land Dedication Ordinance fees that will be increased over the coming years. Build out of The Pointe development could bring in close to $1,000,000 in fees to Spring Valley. The CSA Advisory Board and the Spring Valley Planning Group will make the decisions on expenditures for the youth of the community.

Refer to General Plan goals and policies.

c. Park compatibility with adjoining land uses

**Issue COS 2.2** There is not enough parking at Sweetwater Lane Park.

**Goal COS 2.2** Provide a sufficient amount of parking so that neighboring businesses and residences are not impacted.

**Policy COS 2.2.1** Enforce parking regulations to prevent illegal parking on private property in the area and provide for parking at the Park.

**Policy COS 2.2.2** Investigate possible cooperative ventures with adjacent businesses to provide parking on weekends for events.

d. Opportunities for the joint use

Because there is so little land left for park development, Spring Valley CSA128 has joined with the Grossmont Union High School District to assist in providing fields for use by both Parks and Recreation and the School. Both Monte Vista and Mt. Miguel High Schools are having synthetic turf installed on their football fields and additional baseball/softball fields are being constructed through joint power agreements.

La Mesa-Spring Valley School District has allowed Parks and Recreation to use property at La Presa Middle School to build a gymnasium that is now open and being used by both the school and Recreation Department.

Spring Valley Elementary School, owned by the La Mesa/ Spring Valley School District has been vacated for educational use. This is in the Northwest portion of Spring Valley and would be an excellent site for cooperative uses for youth and family services. It has large unimproved field areas for sports and future venues.

Refer to General Plan goals and policies.

e. Commercial recreation facilities:

Refer to General Plan goals and policies.

## 3.3 Community Open Space Plan

We have identified our trails on the County maps and have worked hard to prevent losing them to development. We will ask the County to ensure the trails promised to us are completed. This means requesting developers complete their sections (fragmented though they may be), so we have one continuous trail. We will ask that these builders put aside their differences and work together.

**Issue. COS 3.1** Developers that are adjacent to the trails plan, are reticent to provide the trails.

**Goal COS 3.1** Maintain and improve the trails in Spring Valley.

**Policy COS 3.1.1** Enforce the current requirements for trails. Submitted plans from developers will be reviewed by the CSA. Even though some of these trail pieces may be fragmented, they will all be eventually linked into one continuous trail for Spring Valley.

**Issue COS 3.2** Spring Valley participates in the Trails program of the County, providing a loop to the east side of Sweetwater Reservoir. Sweetwater Lake is an excellent site to provide recreation for the entire County. This is a high priority area.

**Goal 1 COS 3.2** Complete the Sweetwater Loop Trail and provide recreation opportunities at the site.

**Goal 2 COS 3.2** Provide recreation areas for adults and children through an agreement with Sweetwater Authority to use various areas for water recreation and provide trails around the lake.

**Policy COS 3.2.1** Coordinate with and explore opportunities to provide recreation areas for adults and children through an agreement with Sweetwater Authority to use various areas for water recreation and provide trails around the lake

## 3.4 Other Topics/Issues

Refer to General Plan Goals and Policies

# 4. Safety (S)

## 4.1 Hazards/Risk Avoidance and Mitigation

a. Seismic and geologic risks

No specific issues to address, refer to goals and policies in the general plan

b. Flooding

The County of San Diego has constructed numerous flood control channels for safety. There now needs to be flood control in small specific areas that have issues during rainy seasons. These flow into Sweetwater Lake or to the ocean.

**Issue S 1.1** Concreted flood control channels have been constructed to stop flooding. While these have been beneficial, concreting the base of these channels does not allow for absorption of runoff waters. Currently, many flood control channels have vegetation growing in them on top of the concrete.

**Goal S 1.1** Eliminate the vegetation growing on top of the concrete that could cause blocked channels downstream.

**Policy S 1.1.1** Begin removing the concrete floors of the flood control channels to improve retention of water in the ground and improve flood control.

c. Wildland fire/Urban fire

Much of Spring Valley is built out, but there are numerous pockets of wildland growth within and among residential tracts. Dictionary Hill and the Pointe projects have pockets that need to be managed. The San Miguel Fire District maintains its weed and hazard management ordinance to provide optimum wildland fire safety.

Refer to General Plan goals and policies

d. Toxic and hazardous materials

There are numerous occupancies that use or produce hazardous and/or toxic products or wastes. These are managed by the Department of Environmental Health.

**Issue S 1.2** Businesses that produce or use hazardous and/or toxic substances exist throughout Spring Valley

**Goal S 1.2.1** Provide a safer and healthier environment for the citizens of Spring Valley through effective enforcement of current ordinances and codes for hazardous/toxic materials and their handling

**Goal S 1.2.2** Minimize uses of toxic and or hazardous materials in Spring Valley as much as possible.

**Implementation Program S 1.2.3** Ensure all facilities that handle hazardous/toxic substances up to code and prohibit businesses operating in non-qualified buildings or areas.

e. Law Enforcement

**Issue S 1.3** Crime and illegal activities are currently at unacceptable levels in Spring Valley. Additional coverage is required just to account for current population and future increases. Due to heavy drug traffic and gang activity additional presence is required on a routine basis and at public events in Spring Valley

**Goal: S 1.3** Reduced levels of crime and other illegal activities (including illegal immigration) in Spring Valley.

**Policy S 1.3.1** Develop a crime prevention program for Spring Valley that promotes joint cooperation between law enforcement officials and community residents to focus on reducing crime in the community

**Policy S 1.3.1** Encourage additional law enforcement presence, especially at public venues.

**Implementation S 1.3.1** Conduct saturation campaigns to cite all violations to send a clear and unmistakable message that standards of civil conduct have been raised in Spring Valley.

## 4.2 Emergency Preparedness and Response

No specific issues to address; refer to goals and policies in the General Plan

## 4.3 Other Topics/Issues

No specific issues to address; refer to goals and policies in the General Plan

# 5. Noise (N)

## 5.1 Noise Sources

Since the last General Plan, significant changes have occurred in the Spring Valley area that affect the noise environment for Spring Valley, including: completion of SR-125, The Pointe's housing component, the overall increase in housing development, and changes in aircraft flight patterns since 9/11.

Spring Valley also contains large areas of industrial land; some being used for processes that produce more noise than might be expected. Businesses that produce noise in their regular conduct are repair garages and recycling sites, some of which are located right next to residential dwellings.

Refer to General Plan goals and Policies

## 5.2 Noise Standards and Mitigation

**Issue N 2.1** Minimize noise impact in the Spring Valley community by strict enforcement of codes and ordinances that regulate noise both mobile and stationary sources.

**Goal N 2.1** Enact relevant noise regulation regarding adjacency to residential dwellings of occupancies that produce noise, i.e. Repair garages and other associated processes

**Policy N 2.1.1** Require site design and building design controls to minimize noise emissions.

**Issue N 2.2**: Aircraft noise must be addressed to minimize or eliminate one of the two sources of aircraft noise pollution (see section 2.7). Previously, aircraft turning to land at Lindberg field in San Diego flew over Mt. Miguel to make the turn. Since 911, aircraft now routinely turns over middle or west Spring Valley. This is not only a noise issue but also a safety issue. Additionally, small aircraft and helicopters from Gillespie field routinely fly over West Spring Valley, under the jet aircraft flight plans but both cross twice over the Spring Valley area.

**Goal N 2.2** Airport flight patterns light patterns that minimize noise in residential neighborhoods and the danger to citizens on the ground.

**Policy N 2.2.1** Coordinate with the San Diego County Regional Airport Authority to conduct a general noise survey to include aircraft noise to fully assess current and potential noise and safety problems in the Spring Valley area. Include in the study potential methods that will minimize the noise impacts and ground danger to citizens.

**Issue N 2.3** Efforts need to be made by San Diego County and Caltrans to further implement road designs which reduce noise levels from State Routes and surface roads.

**Goal N 2.3** Limited truck traffic on designated routes to reduce noise in residential areas and the reduction of violations from vehicle muffler and stereo noise in residential areas.

## 5.3 Other Topics/Issues

No specific issues to address; refer to goals and policies in the General Plan

# 6. Specific Plans and Special Study Areas

The only current Specific Plan Area in the Spring Valley Community Planning Area is the adopted Pointe/ Hansen's Ranch, the requirements and regulations for such is available at the Department of Planning and Land Use.

## Special Study Area – Sweetwater Springs and Jamacha Boulevards

**Issue SP 1.1** Spring Valley currently has no downtown area, and it is recognized that a town center in Spring Valley would be a positive amenity that would enhance the community identity, character and economic vibrancy. The following vision, goals and policies should guide the preparation of a development plan on this site.

An approximately 34-acre area, consisting of two non-contiguous sites at the northeast corner of Sweetwater Springs and Jamacha Boulevards, has been designated as a Special Study Area (see Figure 4). This Special Study Area is within the former right-of-way of an unbuilt segment of State Route 54, which is no longer planned to be built. This large undeveloped area offers a unique opportunity for the community of Spring Valley.

This community plan would encourage the development of the two sites as a town center and parklands for the Spring Valley Community Planning Area should it become available for private development. The development of this site would require a comprehensive master site plan prior to approval of any single development proposals. This site plan is expected to create a community-wide amenity to enhance the community of Spring Valley.

The study area should be developed with mixture of uses, where the most encouraged uses are identified below:

- A community forum, which could include a small amount of open space, walkways with paving stones with a view of the Sweetwater Reservoir, Desert Landscape, Benches, Public Art, and a Small Amphitheater
- Condominiums or loft type housing
- Restaurants
- Retail stores
- Shared parking facility to promote a walkable land use plan
- Pedestrian connectivity to a community park and the County Trails network

Uses that would not be allowed in this town center would be non-pedestrian-oriented activities with negative impacts that would be inconsistent with the community's vision of a community-wide amenity and gathering point. Typical inconsistent uses include industrial uses such as processing activities with visual and noise impacts, recycling facilities, car repair facilities, used car lots, storage facilities, or medical marijuana dispensaries.

The goal and policies identified below are provided to guide the development of this Special Study Area.

**Goal SSA 1.1** A Spring Valley town center that provides a unique positive identity and serves as a gathering place for the community while generating economic development for the greater community.

**Policy SSA 1.1** Encourage compatible mixed-use development of the Special Study Area with lands uses such as passive recreation, retail commercial, dining and entertainment, office, and multi-family residential.

**Policy SSA 1.2** Require a comprehensive master development plan, to be prepared with extensive community outreach, of the entire property before any development is approved. The master development plan is to identify types of land use; form, massing and scale, vehicular, bicycle, and pedestrian circulation patterns, parking plan, open space areas, viewsheds, and development phasing.

**Policy SSA 1.1.3** Require all development in the Special Study Area to be scaled and oriented for the pedestrian, as well as the development to consider methods to supplement a pedestrian to other commercial and civic centers along Sweetwater Springs Road.

**Policy SSA 1.1.4** Provide a sufficient amount on-site parking, while minimizing the surface parking lots through other means, such as by accommodating the parking requirements with shared parking facilities, parking garages or underground.

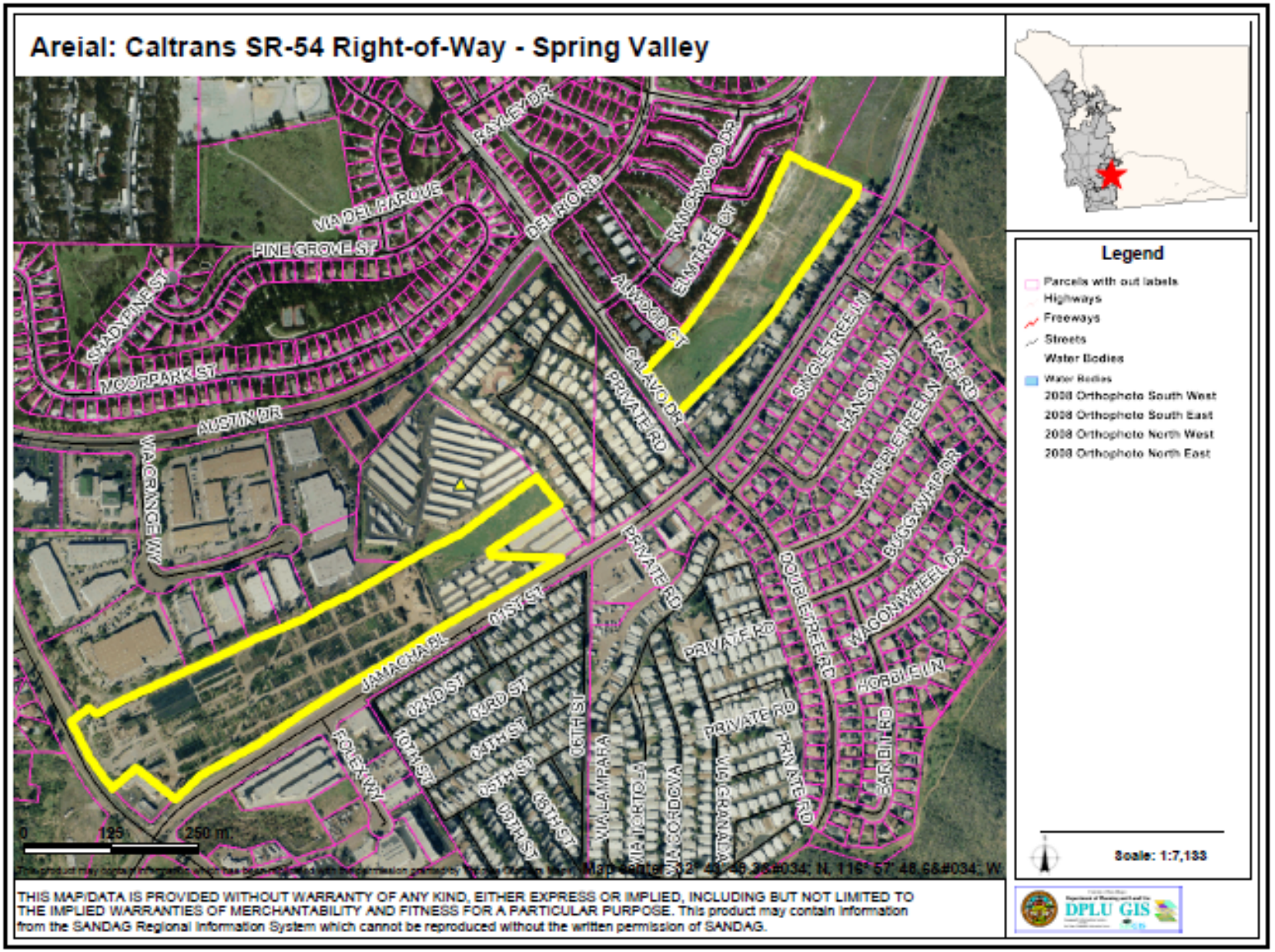


**Figure 4: Special Study Area**

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# Appendix A:
# Spring Valley Wireless Guidelines

## Introduction

The Telecommunications Act of 1996 promotes the expanded development of wireless telecommunications devices such as cell phones, and that his development is funded by the private sector. The FCC regulates this development by the private sector per section 704 of the Telecommunications Act. The FCC regulations have precedence over any state, county, city, municipality or other local regulations. For San Diego County, San Diego Ordinance 6980 is the local regulation relating to wireless telecommunications.

For San Diego County, there is a triad of entities involved in the development, review, and approval of telecommunications sites: the proponent, the county, and the planning group. The proponent can be the carrier or property owner in which the facility is located. The Spring Valley Planning Group represents the residents and community of Spring Valley, and seeks to maintain a safe and comfortable community environment. The county with the recommendation of the planning group approves or disapproves the project.

## Purpose

The Spring Valley guidelines are a framework for government and commercial entities to use in the selection of locations, design, sighting, and use of wireless commercial services in the Spring Valley area.

- Protect the safety and general welfare of residents.
- Support the implementation of emergency services.
- Accommodate the communications needs of residents, businesses, and visitors.
- Provide information of the wireless services guidelines to the community, government, and commercial entities.

This plan is meant to:

- Preserve the character and appearance of the community.
- Provide accommodation for commercial development of wireless services in the community.
- Ensure accommodation for wireless services to support emergency preparedness.
- Promote placement of antennas that provide service and coverage to schools, hospitals, police, fire, and other organizations.
- Support the needs of the residents and businesses in the community.

- Protect the historic, scenic, and natural environment of open spaces, parks and neighborhoods.
- Minimize the number of antennas in the community by encouraging co-location and sharing of antennas.
- Minimize the visual contamination of the community.

The Spring Valley Community Planning Group (SVCPG) will use this document when reviewing site plans and requests for telecommunications facilities in that planning area.

## Selection of Locations

Privately Owned Locations

- Non-Residential Buildings
- Light Poles
- Utility Poles and towers
- Private water towers and tanks
- Signs
- Churches, Mosques, Synagogues etc.

Publicly owned Locations

- Public schools and district properties
- County building and property
- Fire and police stations
- Parks
- Light Poles
- Utility Poles and towers
- Water towers and tanks
- Signs

## Site Design

This document provides site design guidance to ensure that equipment blends into the existing surroundings. This will determine the best techniques to be used to blend into the community.

Structures

Lattice type antenna's (Figure 1) that are free standing or using guide cables such as those used for radio and television shall not be allowed in the Spring Valley area. No new antennas of this type will be allowed.

**Figure 1**

Tower structures (Figure 2) such as those built specifically for the hanging of various antennas shall be permitted but are not the preferred solution and requires the review of the planning group. These towers, depending on the zoning, shall not exceed 25, 35 or 45 feet unless a waiver is granted. Existing tower structures that are replaced will require review by the planning group. These structures shall satisfy the set back requirements and landscaping requirements (see section on landscaping), and reviewed for anesthetics. Supporting structures such as equipment cabinets, cabling, backup power sources will be part of the review.

**Figure 2**

Light or power poles (Figure 3) that are used to hang antennas shall not exceed the height requirements per zoning. Load requirements for that structure shall be adhered to for public safety concerns. Further the antennas must blend into the structure and not be aesthetically distracting. The operation or purpose of the light or power pole cannot be interfered with or degraded such as reducing the lighted area. The supporting structures for the antenna must blend into the environment and landscaping requirements must be adhered to (see the section on landscaping).

**Figure 3**

Camouflaged antennas (Figure 4) are a preferred option. Ones that mimic trees that are endemic to the southern California climate, for example, a palm tree instead of a redwood. These antennas must meet setback requirements and height requirements depending on the zoning.

**Figure 4**

Types of Property

Public property such as parks, schools, water towers, and government facilities are locations for antennas. However, installations at schools and public parks should be minimized except where it affects possible public safety. Preferred public sites for

antennas are areas that have minimal interactions with the public and can be integrated or camouflaged such as water towers.

Commercially owned buildings may have antennas placed on or in those structures. The preferred method is to integrate the antenna into the building by camouflaging or using frequency selective surfaces (FSS) or RF transparent material that allow for RF energy to flow through these materials without degradation of the signal and an antenna can be integrated seamlessly into the building. If an antenna is placed on top of the building in must comply with FAA regulations for height and beacon lights.

Privately owned buildings such as religious organizations can have antennas on those properties but must meet zoning requirements for height and setback. The preferred method is to use camouflage or integrate into existing buildings to accommodate antennas. No lattice antennas will be allowed and addition of tower antennas will be reviewed by the planning group.

Placement of antennas on private property is allowed. However, first and foremost, is the safety of other residents in the area. Approval of a site on a residential property shall be contingent on a petition of neighbors within a 300' radius from the proposed antenna site. This petition requires 100% agreement of the surrounding residents. Other antenna considerations apply.

Supporting Structures and Cables

Supporting structure such as equipment building, backup power, and cabling will be unobtrusive and atheistically pleasing. Cables where possible will be buried to minimize above ground wire runs. Requirement in these structures for noise abatement requirements depending the zoning and setback will be adhered to. If near a residential community, the structure will be oriented to minimize both visual and noise considerations to the community.

Co-Located Antennas

Where possible, co-location of antennas is encouraged to minimize the structures in the community. The antennas to hang from a proposed or existing tower or other structure shall not exceed the structural or spatial capacity of that structure. It should be aesthetically pleasing. The inference between antennas and with other equipment in the area should be minimal. Safety concerns shall be addressed, the co-location cannot cause RF safety concerns to citizens and must be structurally sound.

Landscaping

Landscaping for all structures shall comply with the Spring Valley guidelines per reference A with minor modifications for the antenna structure. No flowering plants will be placed within a ten feet radius of the antenna structure. Other structures such as buildings or accessory structures or landscaping in the immediate area shall comply with reference A.

Where possible, existing and/or native vegetation will be used to screen the antenna and supporting structures. For example rather that totally de-nude a surface area, minimize removal of vegetation and replace with adequate landscaping.

## Health and Safety

There are valid health and safety concerns with RF radiation. First, the term radiation while accurate is not completely descriptive. For the devices we use in everyday life such as cell phones, televisions, radios; all emit RF radiation but it is non-ionizing. Non-ionizing means that the energy is not powerful enough to cause change in the atomic structure of our bodies. Dailey exposure to your cell phone won't turn you into a monster, at least not a radioactive one. However, the assumption with safety is that the devices we use and have around us satisfy the safety standards imposed upon them.

These standards are developed by government and commercial technical bodies such as the Institute of Electronic and Electrical Engineers (IEEE) and the American National Standards Institute (ANSI), and internationally there is the International Standards Organization (ISO). In the Untied Sites there are federal bodies such as the Department of Commercial and Federal Communications Committee (FCC) that oversee and police compliance for public safety. If there are any concerns about the safety of a site, the county government should be contacted and then let the local government contact the FCC.

The guidelines for exposure to RF energy from cellular devices is maintained and enforced by the FCC. The following was extracted from the FCC website at http://www.fcc.gov/oet/rfsafety/cellpcs.html : Information On Human Exposure To Radiofrequency Fields From Cellular and PCS Radio Transmitters.

Radiofrequencies constitute part of the overall electromagnetic spectrum. Cellular communications systems use frequencies in the 800-900 megahertz (MHz) portion of the radiofrequency (RF) spectrum (frequencies formerly used for UHF-TV broadcasting), and transmitters in the Personal Communications Service (PCS) use frequencies in the range of 1850-1990 MHz. Primary antennas for cellular and PCS transmissions are usually located on towers, water tanks and other elevated structures including rooftops and the sides of buildings. The combination of antennas and associated electronic equipment is referred to as a cellular or PCS base station" or "cell site." Typical heights for base station towers or structures are 50-200 feet. A typical cellular base station may utilize several "omni-directional" antennas that look like poles or whips, 10 to 15 feet in length. PCS (and also many cellular) base stations use a number of "sector" antennas that look like rectangular panels. The dimensions of a sector antenna are typically 1 foot by 4 feet. Antennas are usually arranged in three groups of three with one antenna in each group used to transmit signals to mobile units (car phones or hand-held phones). The other two antennas in each group are used to receive signals from mobile units.

The Federal Communications Commission (FCC) authorizes cellular and PCS carriers in various service areas around the country. At a cell site, the total RF power that could be transmitted from each transmitting antenna at a cell site depends on the number of radio channels (transmitters) that have been authorized and the power of each transmitter. Typically, for a cellular base station, a maximum of 21 channels per sector (depending on the system) could be used.

Although the FCC permits an effective radiated power (ERP) of up to 500 watts per channel (depending on the tower height), the majority of cellular base stations in urban

and suburban areas operate at an ERP of 100 watts per channel or less. An ERP of 100 watts corresponds to an actual radiated power of 5-10 watts, depending on the type of antenna used (ERP is not equivalent to the power that is radiated but is a measure of the directional characteristics of the antenna). As the capacity of a system is expanded by dividing cells, i.e., adding additional base stations, lower ERPs are normally used. In urban areas, an ERP of 10 watts per channel (corresponding to a radiated power of 0.5 - 1 watt) or less is commonly used. For PCS base stations, even lower radiated power levels are normally used.

The signal from a cellular or PCS base station antenna is essentially directed toward the horizon in a relatively narrow beam in the vertical plane. For example, the radiation pattern for an omni-directional antenna might be compared to a thin doughnut or pancake centered around the antenna while the pattern for a sector antenna is fan-shaped, like a wedge cut from a pie. As with all forms of electromagnetic energy, the power density from a cellular or PCS transmitter decreases rapidly (according to an inverse square law) as one moves away from the antenna. Consequently, normal ground-level exposure is much less than exposures that might be encountered if one were very close to the antenna and in its main transmitted beam. Measurements made near typical cellular and PCS installations have shown that ground-level power densities are well below limits recommended by RF/microwave safety standards.

In 1996, the FCC adopted updated guidelines for evaluating human exposure to radiofrequency (RF) fields from fixed transmitting antennas such as those used for cellular radio and PCS base stations[1]. The new guidelines for cellular and PCS base stations are identical to those recommended by the National Council on Radiation Protection and Measurements (NCRP)[2]. These guidelines are also similar to the 1992 guidelines recommended by the American National Standards Institute and the Institute of Electrical and Electronics Engineers (ANSI/IEEE C95.1-1992)[3]. The FCC adopted guidelines for hand-held RF devices, such as cellular and PCS phones, that are the same as those recommended by the ANSI/IEEE and NCRP guidelines (see later discussion).

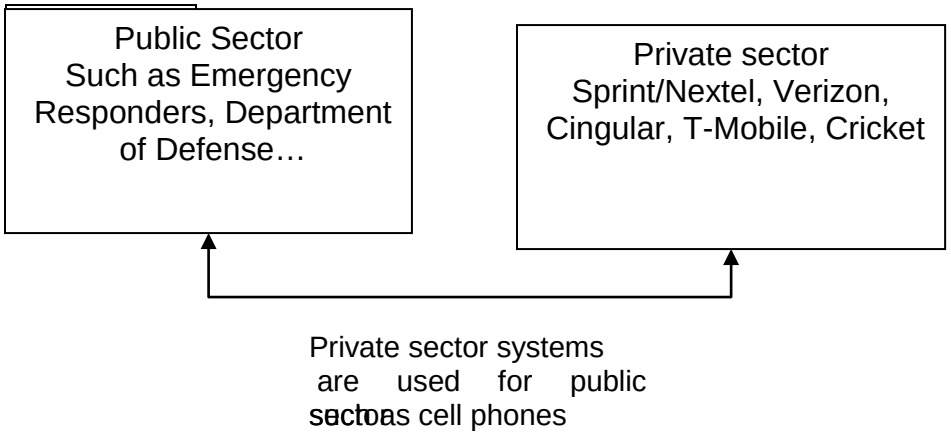
In the case of cellular base station transmitters, at a frequency of 869 MHz (the lowest frequency used), the FCC's RF exposure guidelines recommend a maximum permissible exposure level of the general public (or exposure in "uncontrolled" environments) of about 580 microwatts per square centimeter (μW/cm2), as averaged over any thirty-minute period. This limit is many times greater than RF levels typical found near the base of typical cellular towers or in the vicinity of other, lower-powered cellular base station transmitters. For example, measurement data obtained from various sources have consistently indicated that "worst-case" ground-level power densities near typical cellular towers are on the order of 1 μW/cm2 or less (usually significantly less). Calculations corresponding to a "worst-case" situation (all transmitters operating simultaneously and continuously at the maximum licensed power) show that in order to be exposed to levels near the FCC's limits for cellular frequencies, an individual would essentially have to remain in the main transmitting beam (at the height of the antenna) and within a few feet from the antenna. This makes it extremely unlikely that a member of the general public could be exposed to RF levels in excess of these guidelines from cellular base station transmitters.

For PCS base station transmitters, the same type of analysis holds, except that at the PCS transmitting frequencies (1850-1990 MHz) the FCC's exposure limits for the public are 1000 µW/cm2. Therefore, there would typically be an even greater margin of safety between actual public exposure levels and the recognized safety limit.

When cellular and PCS antennas are mounted at rooftop locations it is possible that RF levels greater than 1 µW/cm2 could be present on the rooftop itself. This might become an issue if the rooftop were accessible to maintenance personnel or others. However, exposures approaching or exceeding the safety guidelines are only likely to be encountered very close to and directly in front of the antennas. Even if RF levels were to be higher than desirable on a rooftop, appropriate restrictions could be placed on access. Factoring in the time-averaging aspects of safety standards could also be used to reduce potential exposure. The fact that rooftop cellular and PCS antennas usually operate at lower power levels than antennas on free-standing towers makes excessive exposure conditions on rooftops even less likely. This reason and the significant signal attenuation of a building's roof also minimizes any chance for harmful exposure of persons living or working within the building itself.

## Emergency Preparedness

The federal, state, county, and other local governments use a combination of telecommunications systems to satisfy their communications needs. The Department of Defense (Navy, Marines, Air Force, and Army) and Homeland Security including Coast Guard, Parks Service has their own communications systems such as satellite, radios, trunked radio systems, computer networks. Local police, fire, ambulance, and other services have their own communications systems such as trunked radios and computer networks. To augment their organic communications capabilities, these organizations use commercially available systems and services such as cell phones, pagers, Blackberries, Aircards (Figure 5). So the siting of commercial facilities has an impact on emergency services and is one of the factors considered in review of proposed telecommunications sites.



## Telecommunications Primer

Cell Sites

The antennas and electronic equipment are sited to create a cell site in a cellular network for the use by mobile phones. The cell site contains a 'tower' (or some elevated structure such as a light pole or power pole or a building) to mount the antenna; the equipment contains a transmitter and receiver and backup electrical power sources, and structure to house the electronics.

Cell sites are connected by wires, microwave links which means it is 'wireless', or optical fiber. Each of these methods have their advantages depending on the type of terrain, weather, capital investment and other factors. The wires are copper cable and is usually part of the local telephone infrastructure. The microwave links are usually built of the mobile phone company, rented form another mobile phone company or in partnership. The antenna site is connected to a mobile network base station by wires or optical fiber which is plugged into a data network or telephone switch. Or if it is a microwave link, these radios network controller that then plugs into a data network or telephone switch. Depending on an operator's technology choices, a cell site can host multiple operators or services and host different transmissions standards such as TDMA, CDMA, and GSM.

The working range of a cell site - the range within which mobile devices can connect to it reliably is not a fixed figure. It will depend on a number of factors, including:

- The type of signal in use (i.e. the underlying technology), similarly to the fact that AM radio waves reach further than FM radio waves
- The transmitter's rated power
- The transmitter's height
- The array setup of panels may cause the transmitter to be directional or omni-directional
- It may also be limited by local geographical or regulatory factors and weather conditions.

Generally, in areas where there are enough cell sites to cover a wide area, the range of each one will be set to:

- Ensure there is enough overlap for "handover" to/from other sites (moving the signal for a mobile device from one cell site to another, for those technologies that can handle it - e.g. making a GSM phone call while in a car or train).
- Ensure that the overlap area is not too large, to minimize interference problems with other sites.

The maximum range of a site (where it is not limited by interference with other sites nearby) depends on the same circumstances. Some technologies, such as GSM, have a fixed maximum range of 25 miles (40 km), which is imposed by technical limitations. CDMA and iDEN have no built-in limit, but the limiting factor is really the ability for a low-

powered personal cell phone to transmit back to the cell site. As a rough guide, based on a tall site and flat terrain, it is possible to get between 30 to 45 miles (50-70 km). When the terrain is hilly, the maximum distance can vary from as little as 3 to 5 miles (5-8 km).

In practice, cell sites are grouped in areas of high population density, with the most potential users. Cell phone traffic through a single cell site is limited by the site's capacity (there is a finite number of calls that a site can handle at once), and this limitation is another factor affecting the spacing of cell sites. In suburban areas, sites are commonly spaced 1-2 miles apart, and in dense urban areas, sites may be as close as ¼-½ mile apart. Despite reaching traffic limitations, cell sites always reserve available bandwidth for emergency calls.

## Definitions and Acronyms

ANSI American National Standards Institute

CDMA Code Division Multiple Access

ERP Effective Radiated Power

FCC Federal Communication Commission

FSS frequency selective surface

GSM Global System for Mobile communications

IEEE Institute of Electronic and Electrical Engineers

ISO International Standards Organization

PCS Personal Communications Service

RF Radio Frequency

SVPG Spring valley Planning Group

TDMA Tine Division Multiple Access

## References

FCC Website fcc.gov

WIKIPEDIA wikipedia.org

Bonsall Community Sponsor Group Wireless Facilities Plan

# APPENDIX B:
# RESOURCE CONSERVATION AREAS

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource conservation areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geological formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

The Conservation and Open Space Section (3) of the Community Plan includes a Resource Conservation Element Area Map and reference to Resource Conservation Areas (RCAs) by number. This appendix identifies those areas, and provides discussion of those resources to be conserved in each of the numbered areas (see Figure 5).

## Criteria

The following criteria were used in selecting resources worthy of conservation:

- Areas necessary for the protection of wildlife and representative stands of native vegetation.
- Areas containing rare and/or endangered plants.
- Wildlife habitats which are:
    - In large blocks, if possible;
    - Wide, rather than long and narrow to minimize adverse effects along their margins; and
    - In contact with other wild areas and floodplains to provide migration corridors.
- Areas containing mineral resources. Conservation measures should ensure future availability.
- Areas which provide the scenic mountainous backdrop to development within the community.

### 77 Sweetwater River Floodplain

Resources include riparian, riparian woodland, oak woodland, Coastal sage, chaparral, and grassland habitats. These habitats are important for wildlife, supporting a great diversity including many threatened and endangered species. Resources to be protected include trees, including willows, sycamores, cottonwoods, and oaks; riparian vegetation, including cattails, sedges, rushes, and aquatic vegetation; and native non-riparian vegetation including Coastal sage, chaparral and grasslands. Adjacent native vegetation should be conserved as viable edge habitats contributing to wildlife diversity of the local ecosystem.

### 93 Bancroft Ranch Site

Site of a historic ranch and Indian occupation, located east of Bancroft Drive. Also includes Rock House (Bancroft Studio) built in l889, The Springs of Saint George for which Spring Valley was named, Madam Camille's House, 3555 Bancroft Drive built in l924, and Spring Valley Veterans' memorial dedicated in l948.

### 94 East of Kenora Drive

Drainage area with large stand of Eucalyptus trees. Conserve woodland integrity and sufficient adjacent undeveloped natural and semi-natural habitats.

### 95 West of Barcelona Street

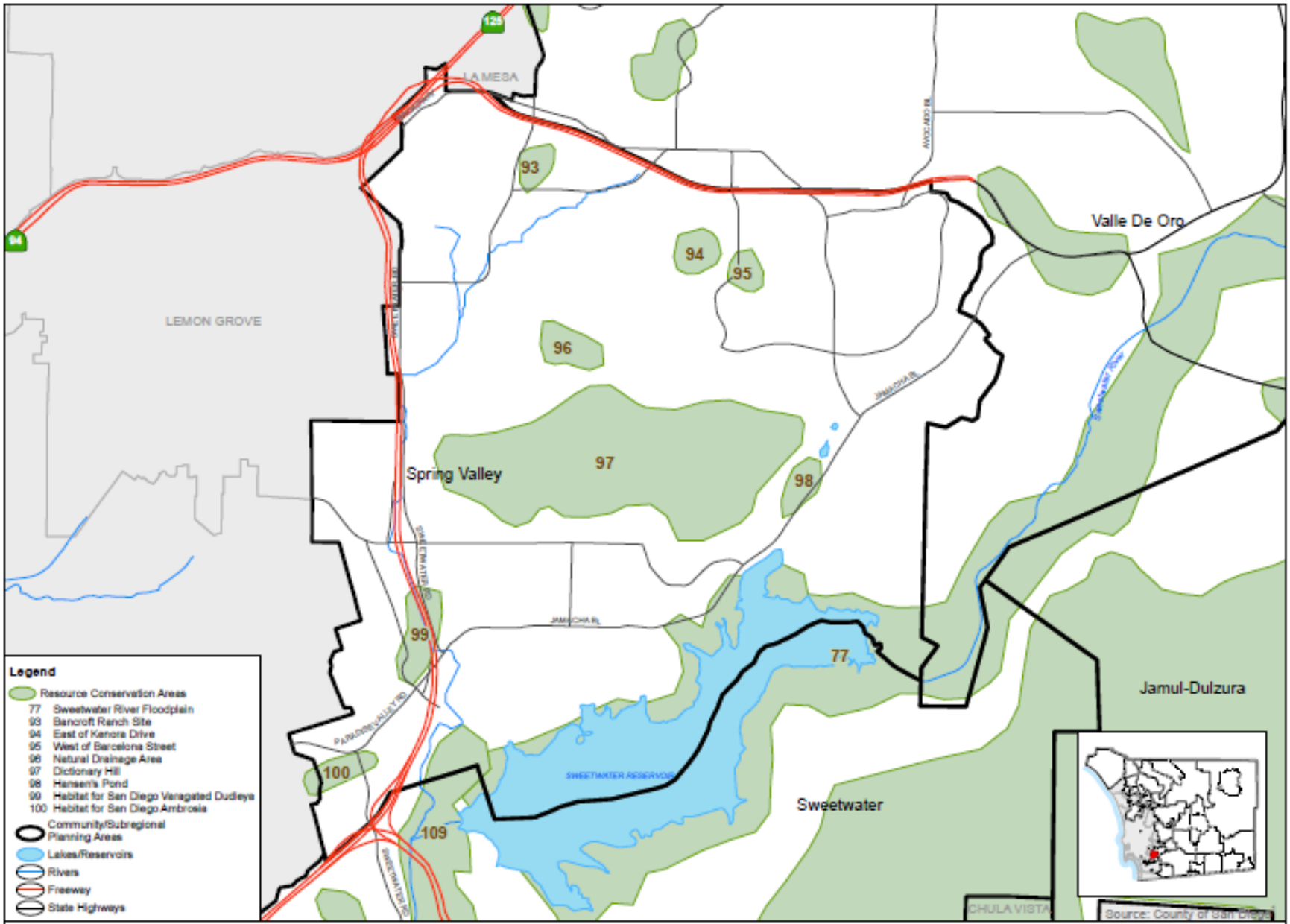
Natural vegetation and buffer zone. Conserve adjacent undeveloped natural and semi-natural habitats.

### 96 Natural Drainage Area

With bird and mammal habitat, rock outcrops and some natural vegetation, following drainage flow from Crest to Rockbrock Street and Helix. The area is bounded on the north by Crest, on the south by Montemar, Helix to the west and Lamar to the east. Conserve adjacent undeveloped natural and semi-natural habitats.

### 97 Dictionary Hill

This area provides habitat for the Coast barrel cactus, considered for endangered status by the Department of Interior, Variegated dudleya, a succulent considered for threatened status by the Department of the Interior, Mesa Clubmoss and Munz sage (reaching the northern limits of its range here) considered by the California Native Plan Society to be "rare, of limited distribution (only in San Diego County in California), but distributed widely enough that potential for extinction or extirpation is apparently low at present (Powell, l974). Dictionary Hill was also used for scientific studies of "hill topping" in butterflies (Shields, 1971) and contains excellent examples of Coastal sage scrub vegetation in a rapidly urbanizing area.




**SPRING VALLEY RESOURCE CONSERVATION AREA MAP**

San Diego County General Plan

**Figure 5**

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**98 Hansen's Pond**

Naturally occurring riparian and pond habitats (although modified by man) leading into Sweetwater River. Also a cultural site which includes Isham Springs Site of historic bottling plant.

**99 Habitat for San Diego Variegated Dudleya**

A small succulent being considered for threatened status by the U.S. Department of Interior located south of Sweetwater Road.

**100 Habitat for San Diego Ambrosia**

On the west side of Sweetwater Road between Jamacha and Orville Streets. This silver-leafed member of the sunflower family is found in a disturbed area along the Sweetwater Road. This plant species is considered by the California Native Plant Society as: 1) occurrence confined to several populations or one extended population, 2) endangered in part, 3) declining in vigor, and 4) rare outside of California.

**101 Historic Village of Meti/Bancroft Rock House**

**102 Historic Ishham Springs Bottling Plant**

**103 Cactus Cottage**

Sinclair Lane. Built in l889 as a summer cottage for H. H. Bancroft.

**104 Bancroft Dam**

Fairway Drive passes through the dam at the lower end of Brookside. Built in l910 as part of Bancroft Ranch.

**105 McRae-Prentice-Albright House**

Built around 1882, later remodeled by Albright, prominent San Diego architect. Located next to Highway 94 Kenwood off-ramp. (Barbic-Rubber Tree Lane).

**106 The Olla**

3700 Helix Street. This unique structure was built around 1895 in the shape of an Indian water storage jar or "olla." It was used as a water storage tank and filter on the historic Bancroft Ranch.