Jamul/Dulzura Subregional Plan

San Diego County General Plan

Adopted
December 31, 1979 - GPA 74-02

Amended
GPA 01-01

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August 3, 2011

Amended
June 18, 2014 – GPA 12-007

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CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Jamul/Dulzura Subregional Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.

Attest: MARK WARDLAW, Director
Planning & Development Services

Amendments

June 18, 2014 – GPA 12-007

CHAPTER 1

INTRODUCTION

The Jamul/Dulzura Subregion, shown below in Figure 1, covers an area of approximately 168 square miles located generally south of Loveland Reservoir and the Sweetwater River, adjacent to and north of the Mexican border and east of the Rancho San Diego land development. Located within the northeast portion of the Planning Area are Barrett Lake and the Cleveland National Forest. U.S. Highway 94 traverses the region generally in an east-west direction.

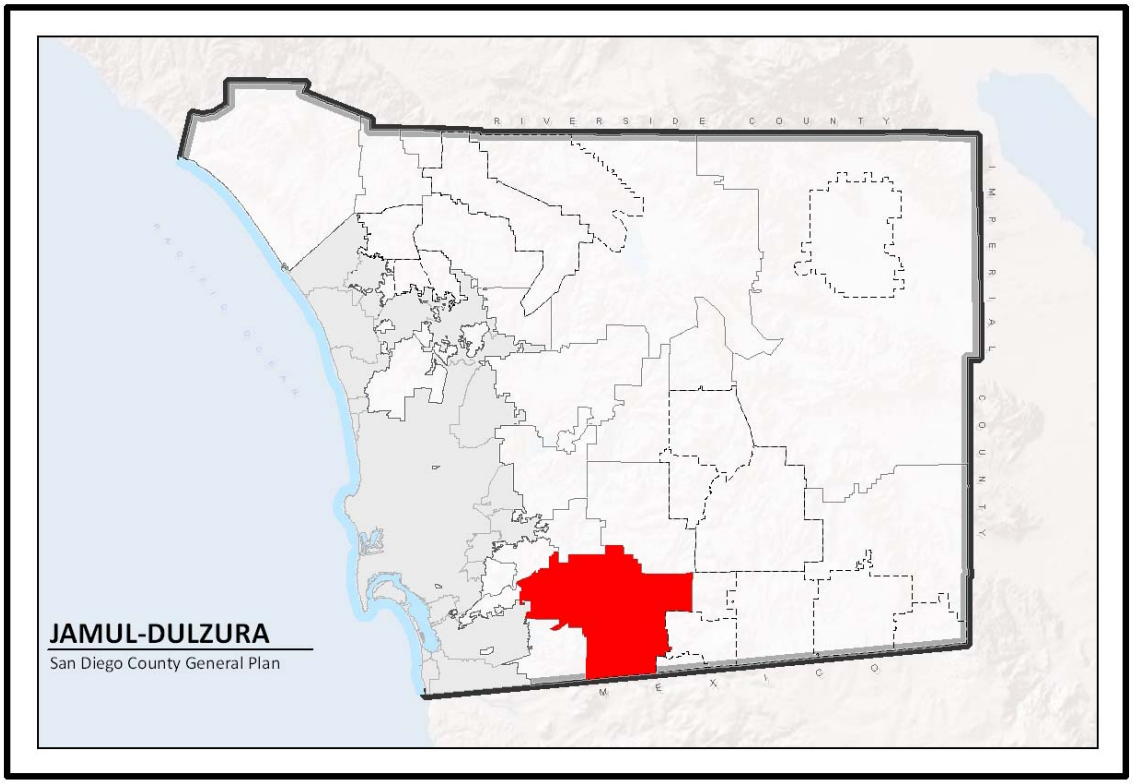


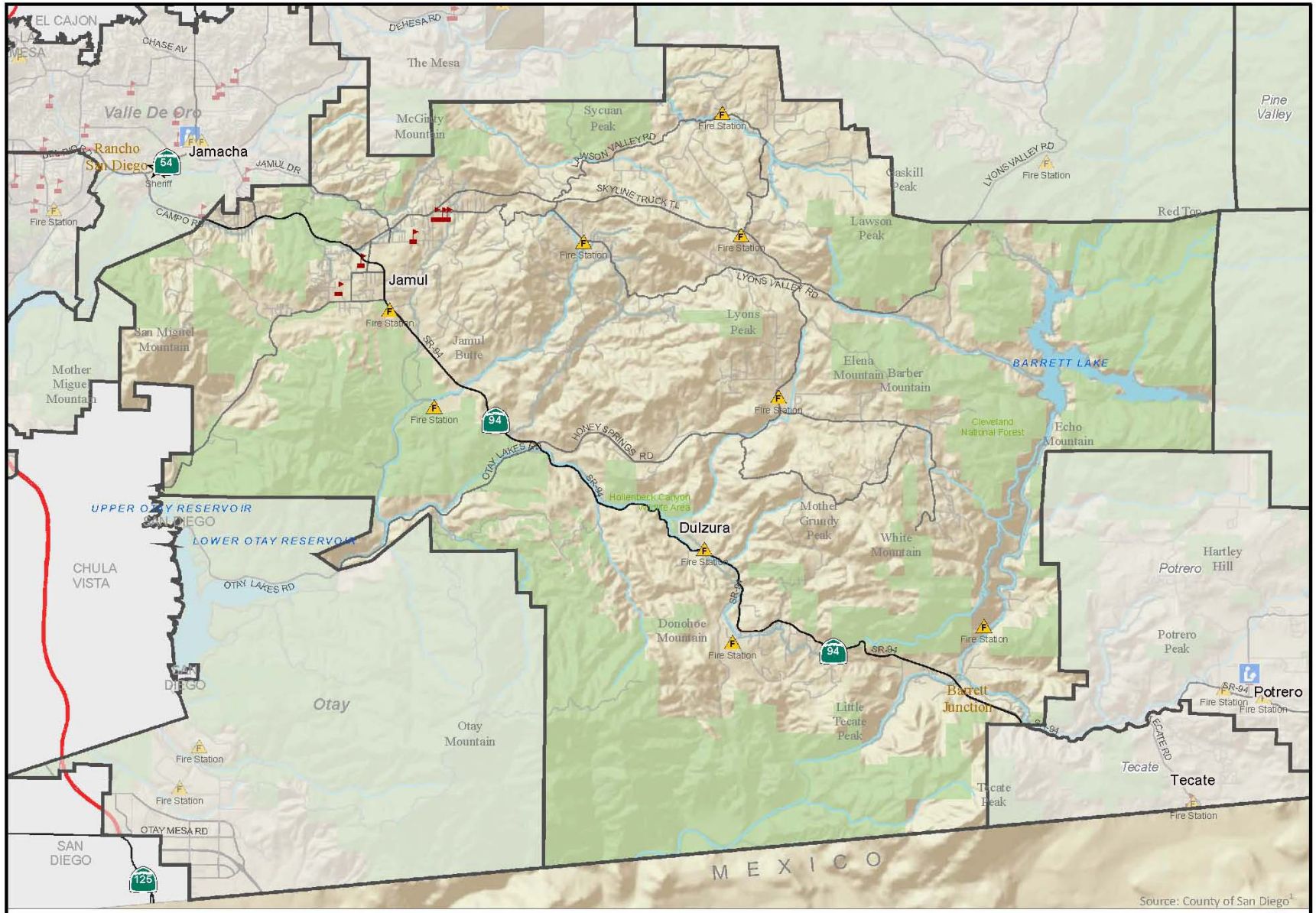
Figure 1: Jamul/Dulzura Subregion

The 2010 SANDAG estimates for population and housing in the Jamul / Dulzura Subregion identify a population of 10,159[1] with a total of 3,231 housing units. The Subregion includes several small rural or semi-rural communities, including Jamul, Steel Canyon, Dulzura, and Barrett Junction. Jamul, the largest of these communities, and its surrounding hills and valleys accommodate a majority of the Subregion's population. (Refer to Figure 2 on page 3) Generally, the Subregion is still rural in character, since it has no sewer system and imported water service only in the northwestern portion of the area. There has been some recent pressure in the northwestern section to bring rapid residential growth.

[1] SANDAG Profile Warehouse — http://profilewarehouse.sandag.org/profiles/est/cocpa1906est.pdf , August 2010

On March 15, 1977, the Board of Supervisors implemented interim T (20) zoning for Jamul at the citizens' request that the proliferation of housing construction be slower, since availability of public services were limited. Soon afterwards, on March 29, 1977, the Board of Supervisors also directed that a Subregional Plan be prepared for the area to provide for its orderly development. The Plan has been prepared on an accelerated basis by the Jamul/Dulzura Subregional Planning Group and County staff. Its content reflects a strong regional desire to maintain the rural residential character of the community.

On October 28, 1993, the Board of Supervisors adopted the Otay Ranch privately-initiated Plan Amendment, GPA 92-04. The Otay Ranch project covers approximately 23,000 acres and is located in the Jamul/Dulzura Subregional Area and in the Otay Subregional Area. Due to the size and complexity of the project, the policies governing the development of the Otay Ranch areas within the Jamul/Dulzura planning boundaries have been placed in Volume 2 of the Otay Subregional Plan Text. GPA 92-04 also amended the boundaries between the Jamul/Dulzura and Otay Subregions by transferring approximately 1,180 acres from the Otay Subregion to the southwestern area of the Jamul/Dulzura Planning Area, and by transferring approximately 4,000 acres in the Proctor Valley area from the Otay Subregion to the Jamul/Dulzura Subregion.



JAMUL-DULZURA CONTEXT MAP

San Diego County General Plan

Figure 2

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CHAPTER 2

LAND USE

RURAL VILLAGE BOUNDARY

The Rural Village Boundary for Jamul Dulzura is shown in Figure 3 on page 7.

SUBREGIONAL GOALS AND POLICIES

The following goals and policies relate to the specific needs of the Subregion. They are designed to clarify the intent of this plan, and to guide future development within the Subregion while maintaining consistency with the overall program of the Land Use Element.

GOAL 1

Development of the land in such a manner as to retain the rural densities and land uses of the community.

GOAL 2

Agricultural land uses, which are compatible with limited water resources and established residential development.

POLICY 1

The treatment of wastewater for all commercial or residential uses shall be limited to on-site sewage disposal systems.

SEMI-RURAL RESIDENTIAL

POLICY 2

Semi-rural residential lots should meet the following criteria:

(a) All lots should have imported water and be able to provide for on-site sewage disposal.

(b) All future subdivisions of 20 or more lots should provide a minimum of 5% of the land in open space in addition to deeded lots.

(c) Road and street improvements should conform to the goals and policies as set forth under the Mobility Element of the County General Plan and the Mobility chapter of this document.

(d) New development should provide for equestrian trails as designated on the County Trails Master Plan.

(e) All future developments should meet County standards for lot design and street patterns.

(f) All utilities should be underground unless unfeasible.

(g) Clustering is permitted under the following circumstances:

(1) Within the County Water Authority boundary when groundwater is not used.

(2) Land not included within the clustered lots is reserved for permanent open space and an open space easement or fee title is granted to the County or a resource protection conservancy over such land.

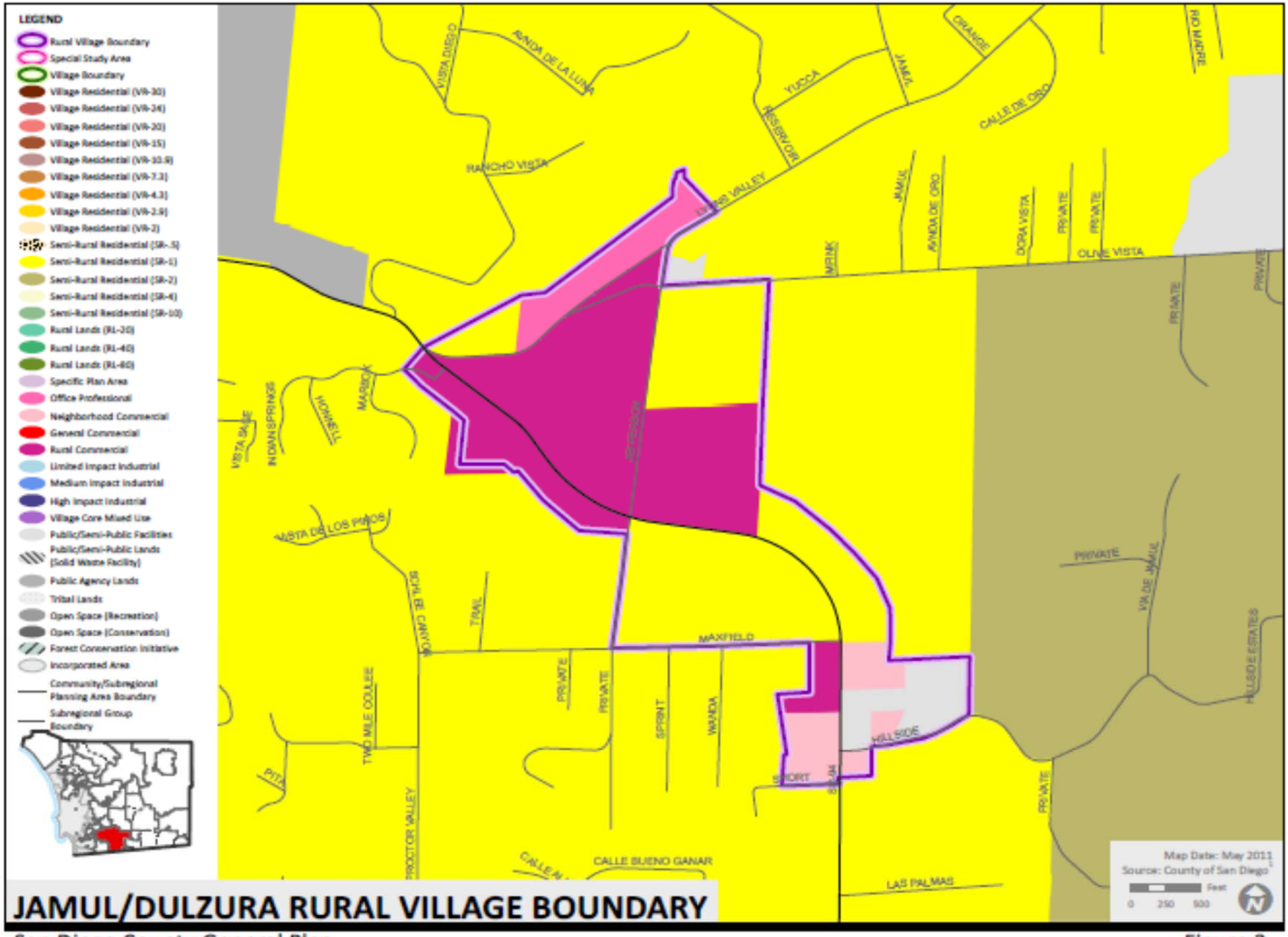
(3) On-site sewage disposal systems must be approved by the Health Department for immediate and long term usage.

(4) The proposed development will have no more adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category.

(5) The proposed clustered development, including the open space areas, does not exceed overall density permitted without clustering by the County General Plan land use designation.

(6) Proposed clustered development is compatible with the established community character.

(7) The minimum lot size for clustering is one net acre for land use designations SR-1, SR-2 and SR-4; and two net acres for land use designation SR-10.



JAMUL/DULZURA RURAL VILLAGE BOUNDARY

San Diego County General Plan

Figure 3

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RURAL RESIDENTIAL

POLICY 3

There should be no more than one dwelling per ten acres outside the County Water Authority boundary and Rural Villages.

POLICY 4

The clustering of dwelling units is compatible in the rural areas under the following circumstances:

(a) The minimum lot size for clustering is four net acres for land use designations RL-20, RL-40, RL-80, RL-160.

(b) Land not included within the clustered lots is reserved for permanent open space, and an open space easement or fee title is granted to the County or a resource protection conservancy over such land.

(c) On-site sewage disposal systems must be approved by the Health Department for immediate and long-term usage.

(d) The proposed development will have a no more adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category.

(e) The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering by the County General Plan land use designation.

(f) Proposed clustered development is compatible with the established community character

Clustering of residential development, however, is prohibited on FCI affected lands as stipulated in the Forest Conservation Initiative Overlay Land Use Designation in the County General Plan Land Use Element.

POLICY 5

Residential development outside the County Water Authority boundary should be limited to densities consistent with the County Groundwater Ordinance. The clustering of dwelling units is acceptable in areas that use groundwater, as long as they meet the provisions of the County Groundwater Ordinance. Clustering of residential development, however, is prohibited on FCI affected lands as stipulated in the Forest Conservation Initiative Overlay Land Use Designation in the County General Plan Land Use Element.

COMMERCIAL

POLICY 6

The major business center for the Subregion should be limited to one centralized area as generally defined by Highway 94 and Jefferson. Other commercial areas should be neighborhood in type.

POLICY 7

Commercial development should retain the rural character of the Subregion and meet the following criteria:

(a) Structures limited to two stories in height.

(b) Permanent exterior signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking lights.

(c) Non-permanent signage, such as inflatable advertisement, shall be limited to 90 days per year.

(d) Site Plan review should be done by the County, whenever possible, in order to guarantee the rural character of the community is met and to minimize conflicts between the commercial and the adjoining noncommercial development in terms of traffic, parking, lighting, landscaping, and service delivery.

POLICY 8

Commercial development should be discouraged outside the designated Village Boundary areas and should only be approved in the rural areas under the following conditions:

(a) The circulation and access needs can be met adequately.

(b) Neighborhood commercial development will not cause adverse impact on neighborhood properties.

(c) Site Plan review and appropriate landscaping be required.

AGRICULTURE

POLICY 9

Agricultural activities are essential in maintaining the existing rural life of the community. Therefore, the community encourages all types of agricultural activities, large or small, which provide a local or regional source of food/fiber/ or livestock and when water and land resources are available.

POLICY 10

Strongly support a study of the long-range availability of groundwater for agricultural uses.

POLICY 11

Keeping animals and other agricultural land uses on residential parcels of one acre or larger is desirable. As land holdings increase in size, the number of animals permitted should also be increased. Land use regulations permissive enough to allow such agricultural uses are appropriate throughout the community.

POLICY 12

Encourage agricultural preserves and land conservation contracts in the Jamul/Dulzura Subregion unless the land is unsuitable for any type of agricultural use.

POLICY 13

Encourage the cooperation of federal and State agencies, along with the local government, to promote agricultural development through the use of soil and water conservation projects.

POLICY 14

Agricultural businesses, such as wineries, custom butchering, smokehouses, and fruit and vegetable packing, are appropriate in areas designated Semi-Rural 4 or lower densities, when compatible with existing development.

SPECIFIC PLANNING AREA

OTAY RANCH

POLICY 15

The development policies for the Otay Ranch project are contained in Volume 2 of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan Text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence.

CHAPTER 3

MOBILITY

GOAL 1

Develop a transportation system that provides for safe, efficient travel throughout this rural community and preserves the beauty, quality, and rural character of the Jamul/Dulzura Subregional Planning area.

POLICY 1

Road design within the community shall be compatible with topography and landscape and minimize grading. All road improvements shall be designed to maximize environmental and aesthetic considerations.

POLICY 2

County policies that provide for replacement of all healthy, mature trees lost during highway maintenance or improvement projects shall be strictly enforced.

POLICY 3

All subdivisions, residential and commercial, shall incorporate asphaltic berms, in lieu of concrete curbs and gutters, unless concrete curbs and gutters are required because of the grade of the road, and graded walkways instead of concrete sidewalks.

POLICY 4

Locate major roads, to be constructed in the future, so as to by-pass rather than divide residential neighborhoods.

POLICY 5

In order to keep the rural character of the community, it is important to retain the dark skies. Therefore, street lighting should be of the type as to reflect downward only. Such lighting, when required, should be located at street intersections, ends of cul-de-sacs, and other locations as necessary for safety only.

POLICY 6

Require all new development to plan for secondary emergency exit routes as adjacent parcels may develop in the future.

POLICY 7

Encourage the establishment of secondary/emergency exit routes to existing development.

GOAL 2

Automobile and non-motorized modes of travel are accommodated within the planning area.

POLICY 8

Support the construction of a local road network, which is designed to service the existing land use pattern and the future community development.

POLICY 9

Funding priority shall be given to maintaining the existing road system in good condition. The construction of new or the upgrading of existing roads, as shown on the Mobility Element, shall not be accomplished until their need has been demonstrated to the Jamul/Dulzura Community Planning Group. This shall be done by an annual evaluation of the Department of Public Work's multi-year Capital Improvements Program for the Planning Area.

POLICY 10

The development of public transportation to the Jamul/Dulzura area from El Cajon, Rancho San Diego, and San Diego is recognized as desirable. A study into the feasibility of extending life line bus service in the community should be encouraged.

POLICY 11

Residential development shall be designed with equestrian trails and foot paths as an integral part of the project. In addition, permission should be granted for short-term use of portions of Mobility Element road easements for equestrian trails until such time as full road improvements are necessary.

POLICY 12

Support the design and construction of safe, attractive pedestrian, bicycle, and equestrian crossings at logical points on major thoroughfares. In particular, the junctions of Highway 94 and Jefferson, and Skyline Truck Trail and Lyons Valley should have such crossings.

GOAL 3

A local road system that is safe and efficient.

POLICY 13

Include fire safe road standards as criteria for County evaluation of proposed road and subdivisions.

POLICY 14

Roads built to the County rural public road standards should be accepted into the County's maintained road system, when applicable.

POLICY 15

Encourage the elimination of safety hazards caused by direct access of traffic onto major arterial or collector streets. In particular, new commercial development shall have limited access on such roads. Consideration should be given to a method of limiting access along State Highway 94 in the Steel Canyon area as traffic increases and congestion occurs.

CHAPTER 4

RECREATION

The policies presented in this Chapter will selectively amend and/or carry out the policies for the Parks, Open Space, and Recreation section of the Conservation and Open Space Element of the County General Plan for the Jamul/Dulzura Subregion.

GOAL 4

Support the establishment of improved recreational facilities in the Jamul/Dulzura Planning Area that will meet the distinctive needs of the community and enrich the lives of the residents.

POLICY 1

The early identification and acquisition of local recreation sites in order to reduce costs is encouraged. The following locations are listed in order of priority for recreation sites: Central Jamul, Deerhorn Valley area, and Dulzura. In addition to acquiring active recreation areas, sites of particular outstanding scenic value in terms of view, natural vegetation, watercourses, and unique geological formations should be considered for acquisition. The caves and its surrounding land in the Deerhorn Valley area is an example of property meeting these criteria.

POLICY 2

Park development should be in the form of active recreation (i.e., multi-purpose play fields, community center, horse staging areas). The development of passive recreation (i.e., picnic grounds, open space) should be highly restricted. It is the strong belief of the citizens that the community's ultimate density provides for adequate open space by the individual landowners.

POLICY 3

The highest priority for recreation is the development of a community activity center near the Jamul town center to serve as a social focal point. Any proposal for such a center should include facilities for the keeping of historical artifacts and photographs and a listing of historic structures and their locations.

POLICY 4

The possibilities of developing State and federal land, as well as County or local district land, should be investigated in order to limit park costs. It would be considered ideal for local parks to be located adjacent to other public facilities, such as schools, fire stations, State parks, or County road stations, to allow for common sharing of facilities as well as common policing.

POLICY 5

The establishment of an appropriate entity to provide for park and recreation facilities, services, maintenance, and operation as well as other needed public facilities for the community is considered important in order for the general goals of the Plan to be met.

POLICY 6

Utilization of all potential sources of funding and aid that will improve the availability of youth recreational facilities and educational activities of all age groups should be encouraged.

POLICY 7

Strict controls prohibiting off-road vehicle use in other than specifically designated areas is highly desirable.

POLICY 8

Private enterprise should be encouraged to provide additional recreational facilities for the community. Examples of such facilities are tennis and handball courts, swimming pools, picnic areas, etc.

HISTORICAL SITES

- Barrett House circa 1890, central Jamul
- La Follet House circa 1895, off of Jefferson
- Rock House circa 1895, on Hillside Drive
- Jamul School House
- Lawson Valley School in Lee Valley
- Schnell House, west of intersection of Lawson Valley Road and Skyline Truck Trail
- Bratton House circa 1900, Deerhorn Valley Road
- Wats House, Mother Grundy Truck Trail
- Jamul Rancho building site east of Pio Pico Park
- Plumers House circa 1915, north of Dulzura Cafe
- Dulzura Cafe circa 1900
- Clark Ranch rebuilt 1900, on Dulzura Creek
- Hagenback House, across from Forestry Station
- Schekler House, east side of Highway 94 across from Marron Valley Road
- Winnetka Ranch House
- The Barn at the Haven
- The Old Cement Mill (Brick)
- The Barrett Café
- Indian Dam
- Barrett Flume

CHAPTER 5

CONSERVATION

The policies presented in this Chapter will selectively amend and/or carry out the policies for the Conservation and Open Space Element of the San Diego County General Plan for the Jamul/Dulzura Subregion. Accompanying this section is the Resource Conservation Area Map.

GOAL 5

Environmental resources in the Jamul/Dulzura area that are carefully managed to maintain them for future needs.

POLICY 1

Require the preservation of diverse, viable natural habitats, and aesthetic resources, such as scenic rock outcroppings, ridge tops, and mountain peaks.

POLICY 2

Protect sensitive biological, archaeological, aesthetic, mineral, and water resources within Resource Conservation Areas (RCAs) identified in this Plan. Where a RCA is mapped, sensitive vegetation, significant stands of trees, and wildlife populations should be protected through the Resource Protection Ordinance (RPO) and/or appropriate land use controls. Projects requiring environmental analysis under the California Environmental Quality Act (CEQA) that occur within RCA's should be carefully analyzed to assess their impact on the RCA.

Resource Conservation Areas are identified in Appendix A Figure 4.

POLICY 3

Strict controls over land uses in areas not served by imported water should be supported in order to ensure the long-term availability of groundwater resources. When necessary, groundwater survey reports should be required and should meet the minimum standards specified in the County Groundwater Ordinance.

POLICY 4

A large scale groundwater study in the Jamul/Dulzura Subregional Plan Area to clearly evaluate the capabilities of the local groundwater supply should be prepared at the earliest possible date.

POLICY 5

Historical buildings should be identified.

POLICY 6

Standards should be developed for control over light pollution to preserve the dark sky characteristics of Jamul/Dulzura Subregion.

POLICY 7

Discourage development in areas with geologic hazards, such as landslide prone soils and seismic risks.

CHAPTER 6

SCENIC HIGHWAYS

The policies presented in this Chapter will selectively amend and/or carry out the policies for the Visual Resources section of the Conservation and Open Space Element of the San Diego County General Plan for the Jamul/Dulzura Subregion.

GOAL 6

The designation of a scenic highway system that provides attractive and scenic travel routes within the Jamul/Dulzura Subregional Area.

POLICY 1

The scenic highway corridors in the Jamul / Dulzura Subregional Area designated in the County General Plan Conservation and Open Space Element include:

State Route 94, Lyons Valley Road, Skyline Truck Trail, Proctor Valley Road, Honey Springs, and Otay Lakes. In addition to these scenic highway corridors, Lawson Valley Road is a scenic corridor that is also important to the community.

POLICY 2

The route identified above, and those identified in the Conservation and Open Space Element, should be protected by the application of a “S” Scenic designator.

CHAPTER 7

IMPLEMENTATION

RELATIONSHIP WITH THE LAND USE ELEMENT

The Jamul/Dulzura Subregional Plan implements the goals and policies of the County General Plan Land Use Element. A guiding principle of the County General Plan Land Use Element and this Plan is to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents.

The regional categories shown on the County General Plan Land Use Element Map delineate the pattern of development to take place in this region through the year 2030. The land use designations will be used to implement the regional categories. The consistency between the regional categories and the Land Use Designations is shown in Table LU-1 Land Use Designations and Compatible Regional Categories of the County General Plan Land Use Element. Land use designations provide for various residential, commercial, industrial, and special uses.

In a similar manner, Use Regulations in the Zoning Ordinance will be used to implement the land use designations. The consistency between the land use designations and use regulations is also shown in the Compatibility Matrix.

APPENDIX A

RESOURCE CONSERVATION AREAS

Figure 4 on page 23 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 that 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.

CRITERIA

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

-- Areas necessary for the protection of wildlife and representative of native vegetation.

-- Areas containing rare and/or endangered plants.

-- Wildlife habitats which are:

  a. in large blocks, if possible;

  b. wide, rather than long and narrow to minimize adverse effects along their margins; and

  c. 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.

68. <u>McGinty Mountain - Sequan Creek - Japatul Road - Loveland Drainage - Loveland Reservoir</u>

    This RCA contains three prominent peaks that are visible from within the Subregion or the City of El Cajon, as well as portions of the Sweetwater River. These mountains are also biologically important because they contain many at least eight,

identified rare and endangered and threatened plants associated with reddish, iron magnesium rich gabbro soils. This RCA contains almost the entire world's population of for the endangered Dehesa beargrass. Other rare plants in this area include the endangered San Diego Thornmint, threatened San Miguel Savory, Gander's butterweed, Felt leaf rock mint, and Dean's milkvetch and the rare California Copperleaf, Mountain misery, San Diego tetracoccus, Cleveland sage, Ramona cinquefoil and San Diego sunflower. In addition, the Sweetwater River and its important riparian habitats support large number of stream dependent wildlife. The California Natural Area Coordinating Council has designated this resource area as a significant Natural Area. The Nature Conservancy has purchased 400 acres near the peak of McGinty Mountain.These two mountains are both prominent visual features for the El Cajon and Harbison Canyon and Dehesa regions. These mountains are also biologically important because they contain many rare, endangered, and threatened plants, including about 75 percent of the known population of the endangered Dehesa beargrass. Other rare plants in this area include the endangered San Diego thornmint, threatened San Miguel savory, Gander's butterweed, Felt leaf rock mint and Dean's milkvetch, and the rare California copperleaf, Mountain misery, San Diego tetracoccus, Cleveland sage, Ramona cinquefoil, and San Diego sunflower. The California Natural Area Coordinating Council designated this as a Significant Natural Area.

69. Lawson Valley

Lawson Valley archaeological resource potential area.

70. Indian Springs

This area is important for the Riparian and Oak woodlands that grow along Highway 94. These woodlands represent a part of the character of Jamul.

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.

78. Steele Canyon Creek

Oak Woodland habitat adjoining similar habitats in the Sweetwater River floodplain. Conserve integrity of groves from the river to the plan boundary.

115. Gaskill Peak - Horse Thief-Pine Valley Creek - Lawson Peak - Barrett Lake – Mother Grundy Mountain - Deer Horn Valley

Lawson Peak is a scenically important mountain as well as biologically important area because of the presence of the threatened Felt leaf rock mint, Gander's butterweed, and the rare Campo clarkia and Creeping sage. This resource conservation area also contains the Riparian and Oak woodlands of Hollenbeck

Canyon, Pringle Canyon, and Dulzura Creek. The rock formation namesake for this mountain is a prominent landscape feature for the Dulzura area. It also contains some of the rare and endangered species that occur in the Barrett RCA. Resources in this area include Tecate Peak as an international landmark, Cottonwood Creek and its waterfall, Riparian woodlands, as well as rare and endangered plants, such as Mountain misery, the spectacular Campo pea, Cleveland monkey flower, Dense reed grass, Slender pod caulanthus, Gander's butterweed and Orcutt's brodiaea.

116. Mother Miguel

This area is outstanding as a Golden Eagle habitat and as an area that contains significant stands of the rare and endangered coast barrel cactus.

117. San Miguel/Jamul Mountains

These two mountain areas are regionally important for San Diego County because of the large number of rare and endangered plants on them. Rare plants in this area include the coast barrel cactus (Ferocactus viridescens), Otay manzanita (Arctostaphylos otayensis), San Miguel savory (Satureja chandleri), Dudleya variegata, California adders tongue fern (Ophioglossum californicum), San Diego needlegrass (Stipa diegoensis), and Gander's pitcher sage (Lepechinia ganderi). Vernal pools occur in this area near Proctor Valley Road. The California gnatcatcher, a species that is now a threatened species, also occurs on the lower slopes of these mountains.

118. Otay Mountain – Lower Otay Lakes

This major area is of Statewide significance. It includes Lower Otay Reservoir, rare and endangered plants on the lower mesa areas, and Otay Mountain. Otay Mountain contains the world's largest population of the rare Tecate cypress (Cupressus forbesii) and numerous other rare and endangered plants. A few include the Gander's pitcher sage, Otay manzanita, Orcutt's brodiaea (Brodiaea orcuttii), Dunn's mariposa lily (Calochortus dunnii), and dense reed grass (Calamagrostis densa). The Mexican fremontia (Fremontodendron mexicanum) may occur on the slopes of Otay Mountain in areas adjacent to the Otay Ranch/San Ysidro Planning Area #17 where the only known U.S. population of this species is located. Otay Mountain is predominantly under the Bureau of Land Management ownership and portions of it are designated Wilderness Study Areas. California Natural Area Coordinating Council lists it as a significant Natural Area. Vernal pools, and their attendant rare species, occur on the mesas around the Lower Otay Reservoir. Otay Mountain is also a major scenic landmark for the region.

119. Tecate Peak Cottonwood Creek

Resources in this area include Tecate Peak, as an international landmark, Cottonwood Creek and its waterfall, Riparian woodlands, stands of the rare Tecate cypress, as well as rare and endangered plants, such as Mountain misery, the spectacular Campo pea, Cleveland monkey flower, Dense reed grass, Slender pod caulanthus, Gander's butterweed, and Orcutt's brodiaea.

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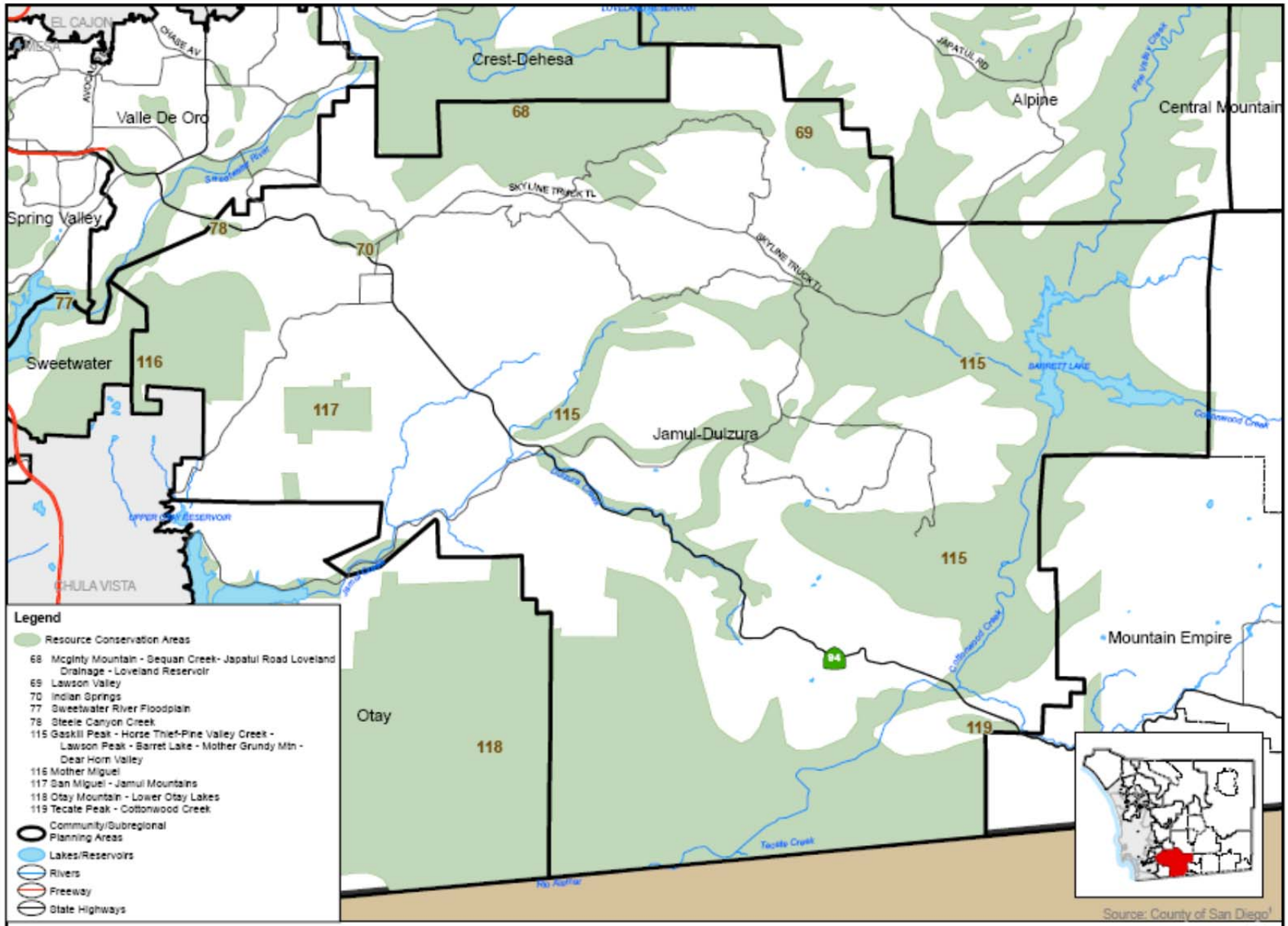

JAMUL-DULZURA RESOURCE CONSERVATION AREA MAP

San Diego County General Plan

Figure 4