

Location and Description

Location

The study area is located within the 513-acre Warner Ranch property in Pala, California. The study area is bordered by the city of Rainbow to the northwest, Pala -Temecula Road to the east, and SR-76 and Pala Casino Resort and Spa to the south, and I-15 is located approximately 4 miles to the west (See Figure 2.1). The project area includes a portion of Gomez Creek and its channel tributaries on the western side of the property, as well as Pala Creek on the easternmost portion of the project area. Elevations in the study area range from 355 to 1000 feet above mean sea level.

The Assessor Parcel Numbers (APNs) in the study area are 100-021-32-00, 110-090-18-00, 110-021-10-00, 110-040-22-00, 110-090-17-00 and 110-090-10-00 (See Figure 2.2).

Project Description

The Warner Ranch Project is intended to provide a range of workforce housing opportunities consistent with the Job/Housing Balance goals and policies of the San Diego County General Plan. The recently adopted General Plan and associated Pala/Pauma Community Plan provides for the implementation of this project by designating this 513-acre property as a Special Study Area (SSA). The SSA requires preparation of specific studies relative to Job/Housing Balance, Infrastructure, and Community Compatibility as part of an upcoming General Plan Amendment to allow for higher-density residential development within this SSA. Consistent with the SSA requirements, the Warner Ranch Project proposes a General Plan Amendment, Specific Plan, Rezone, Administrative Permit (for gated access) and Vesting Tentative Map to develop 513.49 acres with 780 residential units and associated public and private facilities and services. The following is a summary of the proposed project: See Figure 2.3 for the proposed Warner Ranch land plan.

The project land plan consists of 780 residential units (534 single family detached, with lot size ranging from 3,000 sq. ft. 8,000 sq. ft., and 246 multi-family and attached townhomes)

- 7.69 acres of private neighborhood parks, clubhouse, and pool
- 14.63 acres of privately maintained landscaped areas
- A 4.23-acre public park (active recreational uses)
- 358.77 acres of preserved open space

- A Fire Station (10,000 sq. ft.)
- Public and private community facilities would include sewer pumps, drainage structures, utility vaults, etc. Additionally, a water reservoir would be constructed on the western portion of the property. The reservoir would receive water from an existing 8-inch water line in Jeremy Way that is maintained by the Rainbow Municipal Water District (RMWD). Water would then be distributed to the project via a 12-inch line which is connected to the water reservoir.
- Off-site improvements would include frontage improvements and a signalized intersection at the project entry and State Route 76 (SR 76) as well as signalized improvements to the existing SR 76 and Cole Grade Road intersection. In order to provide the water reservoir on-site, approximately 2000 linear feet of 8-inch diameter pipeline would be constructed from the terminus of the existing line in Jeremy Way to the property's northern boundary line. Additionally, a 6-inch forced sewer main would run from a new pump station on the southwestern boundary of the site, to the west within the right-of-way for SR 76, where it would ultimately connect to another new pump station to be provided by the RMWD.

The project area would be accessed by a central entry road at its current intersection with SR 76, where a signalized intersection is required. The project would also make frontage improvements to the existing 120-foot wide Pala Road/SR 76 easement. These Improvements include widening of the existing 24-foot wide pavement to 52 feet, two 12-foot wide drive lanes, a 12-foot wide painted center median, and 8-foot wide shoulders that also include a painted bike lane in each direction. Additionally, a 350-foot long and 12-foot wide acceleration/deceleration lane is proposed adjacent to the project's main entry.

Earthwork quantities for on-site development are anticipated to consist of 2.3 million cubic yards of cut and 2.3 cubic yards of fill material. The proposed grading will be balanced with no import or export of materials.

The project would be implemented in phases major facilities such as the proposed fire station, water storage reservoir, forced sewer line, frontage improvements, drainage improvements, and Public Park, are intended to be constructed as a part of the initial phases of the project.

////