



# Part XVII

## Pala/Pauma Subregional Plan

San Diego County General Plan - 1995

**ADOPTED**  
**BOARD OF SUPERVISORS**  
**JANUARY 3, 1979**  
**GPA 78-03**

**AMENDED**  
**MAY 7, 1986**  
**GPA 86-01**

<b>Introduction</b> .....	<b>2</b>
<b>Chapter 1 – Land Use</b> .....	<b>3</b>
<b>Chapter 2 – Commercial</b> .....	<b>5</b>
<b>Chapter 3 – Public Services and Facilities</b> .....	<b>6</b>
<b>Chapter 4 – Circulation</b> .....	<b>7</b>
<b>Chapter 5 – Conservation and Parks</b> .....	<b>8</b>
<b>Appendix A – Resource Conservation Areas</b> .....	<b>9</b>



CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA 86-01, Item [5]), is the Pala/Pauma Subregional Plan Text and is a part of the Land Use Element, Section II, Part I, of the San Diego County General Plan - 1995, and that it was approved by the San Diego Planning Commission on the 7th day of March, 1986.

Richard D. Wright  
Richard Wright, Chair

Attest: Walter C. Ladwig  
Walter C. Ladwig, Secretary

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA 86-01, Item [5]), is the Pala/Pauma Subregional Plan Text and is a part of the Land Use Element, Section II, Part I, of the San Diego County General Plan - 1995, and that it was adopted by the San Diego County Board of Supervisors on the 7th day of May, 1986.

Paul Eckert  
Paul Eckert, Chair

Attest: Kathryn A. Nelson  
Kathryn A. Nelson, Clerk of the Board

Adopted	January 3, 1979	GPA 78-03
First Amendment	August 13, 1980	GPA 80-01
Second Amendment	May 18, 1983	GPA 83-01
Third Amendment	May 7, 1986	GPA 86-01



## TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTION	<u>2</u>
Chapter 1. <u>Land Use</u>	3
Chapter 2. <u>Commercial</u>	5
Chapter 3. <u>Public Services and Facilities</u>	6
Chapter 4. <u>Circulation</u>	7
Chapter 5. <u>Conservation and Parks</u>	8
Appendix A <u>Resource Conservation Areas</u>	<u>9</u>



## INTRODUCTION

The Pala/Pauma Subregional Plan consists of this Text and the Land Use Plan Map. The plan is intended to promote orderly development, protect environmental and man-made resources, and implement the County's objectives for growth management and the structure of government for the subregion.

A goal is defined as a purpose or ultimate end towards which effort is directed. A policy is a principle which guides the allocation of County resources toward prescribed outcomes consistent with the goals.

The Land Use Plan Map provides a basis for the specific zoning regulations of unincorporated land within this subregion. The text provides planning goals and related policies for implementing the Plan through a variety of regulatory measures.

This subregional plan supplements all existing elements of the San Diego County General Plan. It is not intended to supercede any one part of the General Plan.



## CHAPTER 1

### LAND USE

#### A. LAND USE GOAL

Because

1. The Pala/Pauma Subregional Area contains large areas of potentially developable land if and when basic urban services become available, and pressures for growth increase;
2. Nearly 11% of the unincorporated territory of this Subregion is in some form of valuable agricultural production, and agriculture provides economic benefits to County residents;
3. The Subregion contains much valuable agricultural land, which, although adversely affected by high water and labor costs, should be encouraged.

IT IS THE GOAL OF THE COUNTY TO PROVIDE FOR ORDERLY, PLANNED GROWTH AS NEEDS ARISE AND ESSENTIAL SERVICES SUCH AS WATER, SEWER, FIRE PROTECTION, AND SCHOOLS ARE MADE AVAILABLE.

#### B. POLICIES

1. The Pala Pauma Subregional Plan is part of the County's General Plan. The Regional Land Use Element contains land use designations which implement and guide development consistent with Regional Categories; therefore

THE PALA/PAUMA SUBREGIONAL PLAN WILL BE USED TO IMPLEMENT THE LAND USE CATEGORIES AND DESIGNATIONS CONTAINED IN THE COUNTY GENERAL PLAN REGIONAL LAND USE ELEMENT.

2. Limited urban levels of development have occurred within the Country Town boundaries of the Pala/Pauma Subregion. Continued development of this area will require the best use of existing school, water, sewer, and fire protection services. There is a need to provide sufficient higher densities within the Country Town area to accommodate growth as projected by the San Diego Association of Governments (SANDAG) forecasts; therefore,

URBAN LEVELS OF DEVELOPMENT SHALL BE ACCOMMODATED WITHIN THE DESIGNATED PAUMA COUNTRY TOWN AREA.

3. The present SANDAG population forecasts indicate that the present Pauma Country Town boundary can accommodate all future population increases for the subregion through 2005; therefore,

EXPANSION OF THE COUNTRY TOWN BOUNDARY SHALL BE CONTINGENT UPON

- A. AVAILABILITY OF ALL NECESSARY SERVICES AT URBAN LEVELS FOR THE SUBJECT AREA
  - B. A DEMONSTRATED NEED FOR ADDITIONAL URBAN LEVELS OF DEVELOPMENT IN THE SUBREGION.
  - C. ENVIRONMENTAL FACTORS WHICH MAY CONSTRAIN URBAN LEVELS OF DEVELOPMENT FOR THE SUBJECT AREA.
4. Numerous sensitive habitats occur in the Subregion, including oak woodland, extremely steep chaparral and woodland covered slopes, riparian areas along the San Luis Rey River, and small areas of coniferous woodlands on the slopes of Mt. Palomar. Eight Resource Conservation Areas have been identified for the Subregion (see Appendix A); therefore,

PROTECT SENSITIVE BIOLOGICAL RESOURCES THROUGH THE RESOURCE CONSERVATION AREA (RCA) DESIGNATION. APPLY LOW DENSITY PLAN DESIGNATIONS AND ZONING TO RESOURCE CONSERVATION AREAS.

5. Agricultural cropland currently occupies 9,450 acres of land within the Pala/Pauma Subregional Plan Area, or 11% of the total area. Soil, climate, land cost, and on-going agricultural activities combine to create highly favorable conditions for continuing agricultural success; therefore,

DESIGNATE EXISTING AGRICULTURAL AREAS AS INTENSIVE AGRICULTURE, AGRICULTURAL PRESERVE OR MULTIPLE RURAL USE TO LIMIT THE INTRUSION OF INCOMPATIBLE LAND USES INTO EXISTING AGRICULTURAL AREAS.

6. Remote areas of the Pala/Pauma Plan Area should be protected from leap-frog development which would contradict the County's Growth Management Policy; therefore,

DESIGNATE REMOTE AREAS OF THE SUBREGIONAL PLAN AREA AS MULTIPLE RURAL USE TO PROTECT THESE LANDS FROM PREMATURE DEVELOPMENT.

7. Avocational agriculture, primarily orchard crops on small parcels, is found throughout the Pala/Pauma Subregion. Where the use of land is primarily residential, avocational agriculture is considered to be of benefit to both the economy and environment; therefore,

RECOGNIZE THAT AVOCATIONAL AGRICULTURE IS A COMPATIBLE SECONDARY USE OF LAND THROUGHOUT THE SUBREGION.

## CHAPTER 2

### COMMERCIAL

#### A. COMMERCIAL GOAL

Because

1. There exists a need for commercial areas within the Subregional area to meet the needs of residents and travellers, and
2. Unrestrained strip commercial development along Highway 76 will cause aesthetic and traffic problems,

IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO PROVIDE FOR ADEQUATE AMOUNTS OF COMMERCIALY DESIGNATED LAND WITHOUT EFFECTING THE SCENIC, RURAL CHARACTER OF THE COMMUNITY.

#### B. COMMERCIAL POLICIES

Strip commercial development along Highway 76 is undesirable for reasons of aesthetics and traffic; therefore,

DESIGNATE TWO CLUSTERS OF LAND FOR COMMERCIAL ACTIVITY, ONE CENTERED IN THE COUNTRY TOWN, AND ONE TO THE EAST OF THE COUNTRY TOWN. ALLOW FOR THE EXPANSION OF COMMERCIALY-DESIGNATED LAND PERPENDICULAR TO, RATHER THAN PARALLEL TO, HIGHWAY 76 WHEN THERE IS A DEMONSTRATED NEED FOR ADDITIONAL COMMERCIALY-DESIGNATED LAND.



## CHAPTER 3

### PUBLIC SERVICES AND FACILITIES

#### A. PUBLIC SERVICES AND FACILITIES GOAL

1. Most of the subregion is presently undeveloped with only very limited services and facilities; and
2. The orderly and cost effective development of the Pala/Pauma area requires that public facilities and services be provided in a planned manner involving cooperation and coordination on the part of all affected public service agencies; and
3. Local government cannot be expected to have the fiscal resources required to finance most needed services--property owners and developers will therefore be expected to bear these costs.

IT IS THE GOAL OF THE COUNTY OF SAN DIEGO THAT PUBLIC SERVICES AND FACILITIES BE PROVIDED IN A PLANNED AND ORDERLY FASHION AND THEY WILL BE PHASED IN FIVE YEAR INCREMENTS IN RESPONSE TO EVOLVING AND CHANGING MARKET DEMANDS.

#### B. POLICIES

1. The need for sewer service will expand greatly as growth continues, particularly within the designated Country Town Area; therefore,  
PROVIDE PUBLIC SEWER SERVICE INSIDE THE COUNTRY TOWN AREA AS NEEDS ARISE.
2. Single-family development requires a reliable level of potable public water. The need for water will expand greatly if growth occurs on undeveloped land. Water is provided to the area by several water districts, of which some are part of the San Diego County Water Authority. A large portion of this Subregion currently has a moratorium on new water service connections at this time (1986). Therefore,

WHEREVER FEASIBLE, PROVIDE PUBLIC WATER SERVICE TO THOSE AREAS OF THE PLAN EXPECTED TO EXPERIENCE RESIDENTIAL GROWTH, PARTICULARLY WITHIN THE COUNTRY TOWN AREA.



CHAPTER 4  
CIRCULATION

A. CIRCULATION GOAL

Because

1. Transportation facilities have an important effect on community character in terms of design, location, and environmental impacts;
2. The use of Highway 76 for recreational-oriented travellers will continue to impact the local and regional road and highway network; and
3. The Pala/Pauma area will, at ultimate build out, generate substantial traffic volumes.

IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO PLAN FOR THE ORDERLY DEVELOPMENT OF AN ULTIMATE HIGHWAY AND STREET NETWORK ADEQUATE TO HANDLE SUBREGIONAL TRAFFIC AT ACCEPTABLE SERVICE LEVELS AND CAPABLE OF ACCOMMODATING AUTOMOBILE AND TRUCK AS WELL AS PUBLIC MODES OF TRAVEL WITHIN THE SUBREGION.

B. POLICIES

Transportation facilities have a significant effect on Community Character through impacts of design, location, and environment; therefore,

THE CIRCULATION ELEMENT ROAD CLASSIFICATIONS ARE TO BE APPLIED TO ROADS ACCORDING TO THEIR CARRYING CAPACITY BASED ON TRAFFIC FORECASTS AND PUBLIC ROAD STANDARDS.



## CHAPTER 5

### CONSERVATION AND PARKS

#### A. CONSERVATION AND PARKS GOAL

Because,

1. The subregion contains coniferous forest, oak and riparian woodlands, and wildlife habitats which are not suitable for urbanization, and
2. Resource Conservation Areas have been identified to help protect valuable resources throughout the area,

IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO PROTECT THE ENVIRONMENTAL RESOURCES DESIGNATED AS "RESOURCE CONSERVATION AREAS" IN THE CONSERVATION ELEMENT (SEE APPENDIX A)

#### B. POLICIES

1. Numerous sensitive habitats occur in the Subregion, including oak, extremely steep chapparal, and woodland covered slopes, riparian areas along the San Luis Rey River, and small areas of coniferous forests on the slopes of Mt. Palomar. Eight Resource Conservation Areas have been identified for the Subregion (see Appendix A); therefore,

PROTECT SENSITIVE BIOLOGICAL RESOURCES THROUGH THE RESOURCE CONSERVATION AREA (RCA) DESIGNATION. APPLY LOW DENSITY PLAN DESIGNATIONS AND ZONING TO RESOURCE CONSERVATION AREAS.

2. Regional and local parks in the plan area meet a need for both local recreation activities and recreation needs of neighboring communities in the San Diego County; therefore,

ENCOURAGE THE PROVISION OF ACREAGE FOR LOCAL AND REGIONAL PARKS AT THE LEVEL SET FORTH IN THE SAN DIEGO COUNTRY GENERAL PLAN RECREATION ELEMENT.



## APPENDIX A

### RESOURCE CONSERVATION AREAS FOR PALA/PAUMA

1. Mount Olympus - Major resources in this area include steep slopes with chaparral, wildlife habitats and populations of the rare and endangered Peninsular manzanita. This mountain is one of the more prominent physical features of the western portion of the planning area.
2. Aqua Tibia - Palomar Mountain - San Luis Rey River - This Resource Conservation Area includes the southern slopes of Aqua Tibia Mountain. Portions of this area that lie within Pala Pauma contain extensive areas of Oak Woodlands including the deciduous Black Oaks, Riparian woodlands, and extensive wildlife habitats.
3. Pala Mountain - San Luis Rey River - The portion of the San Luis Rey River in this Resource Conservation Area includes large areas of undisturbed Riparian woodland vegetation and large growth Mixed chaparral vegetation on the mountain slopes.
4. Mount Gregory - Resources in this steep rocky area include large old growth Mixed chaparral which serves as wildlife habitat and oak woodlands in canyon bottoms, and north facing slopes.
5. Pala Pegmatite District - This is an area containing extensive pegmatite dikes with gem quality minerals. This area has been designated a Significant Natural Area by the California Natural Area Coordinating Council (not shown on map). These resources would only be affected by developments that limit mineral extraction.
6. Rancho Guejito - Pine Mountain - This area consists of extremely rugged topography and steep rocky mountains. Pine Mountain contains Coniferous forest and deciduous Black oaks. Portions are wilderness-like and others are large grassland-oak park lands. This area is important enough that efforts have taken place to make it a State Park.
7. San Luis Rey River - The majority of this area is contained within Indian Reservations. The primary resource is the perennial San Luis Rey River and its spectacular rocky gorge.
8. Rincon Pegmatite District - This area identifies pegmatite dikes that have produced gem quality minerals. It has been listed by the California Natural Area Coordinating Council as a significant natural area. These resources would only be affected by developments that limit extracting the minerals (not shown on map).