
Pala/Pauma Subregional Plan

San Diego County General Plan

Adopted
January 3, 1979
GPA 78-03
Amended
GPA 01-01

August 2011

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CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Pala/Pauma 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:

ERIC GIBSON, Director
Department of Planning and Land Use

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INTRODUCTION

The Pala/Pauma Subregional Plan consists of this Text and Figures. 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, included in the General Plan Land Use Maps Appendix as Figure LU-A-15, 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 supersede any one part of the General Plan.

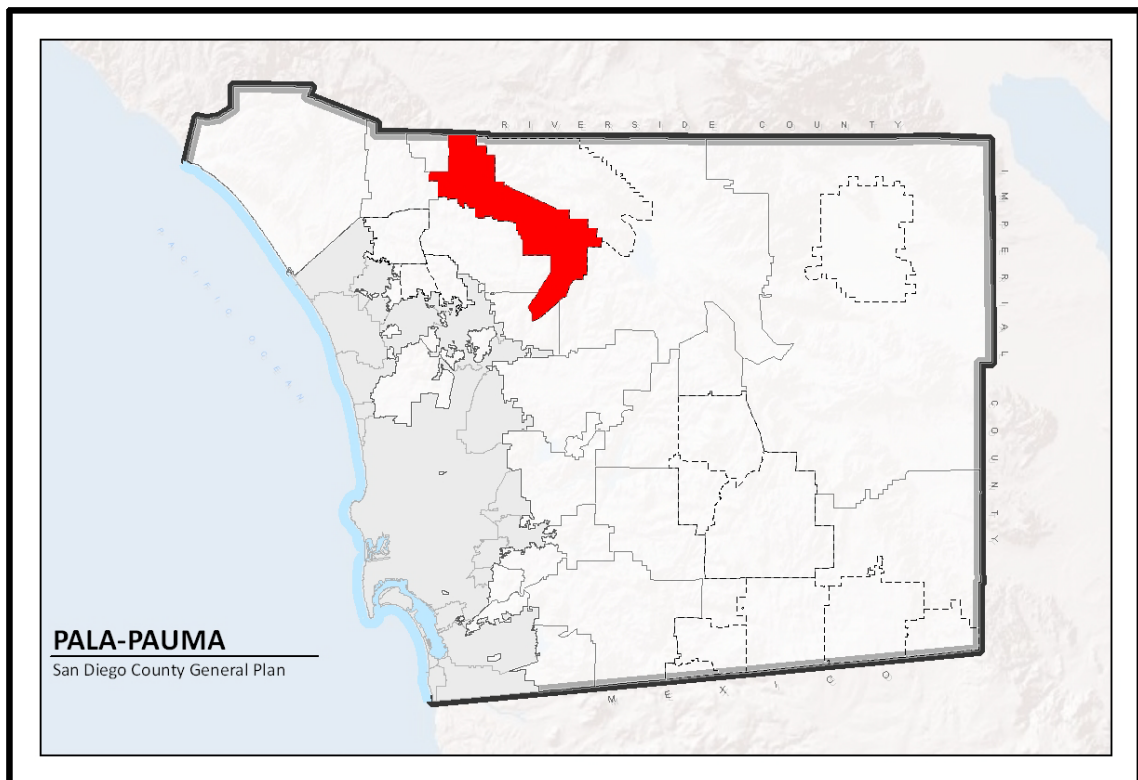


Figure 1: Pala Pauma Subregion

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 11.5 percent 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.

ORDERLY, PLANNED GROWTH THAT IS PROVIDED 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 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 LAND USE ELEMENT.

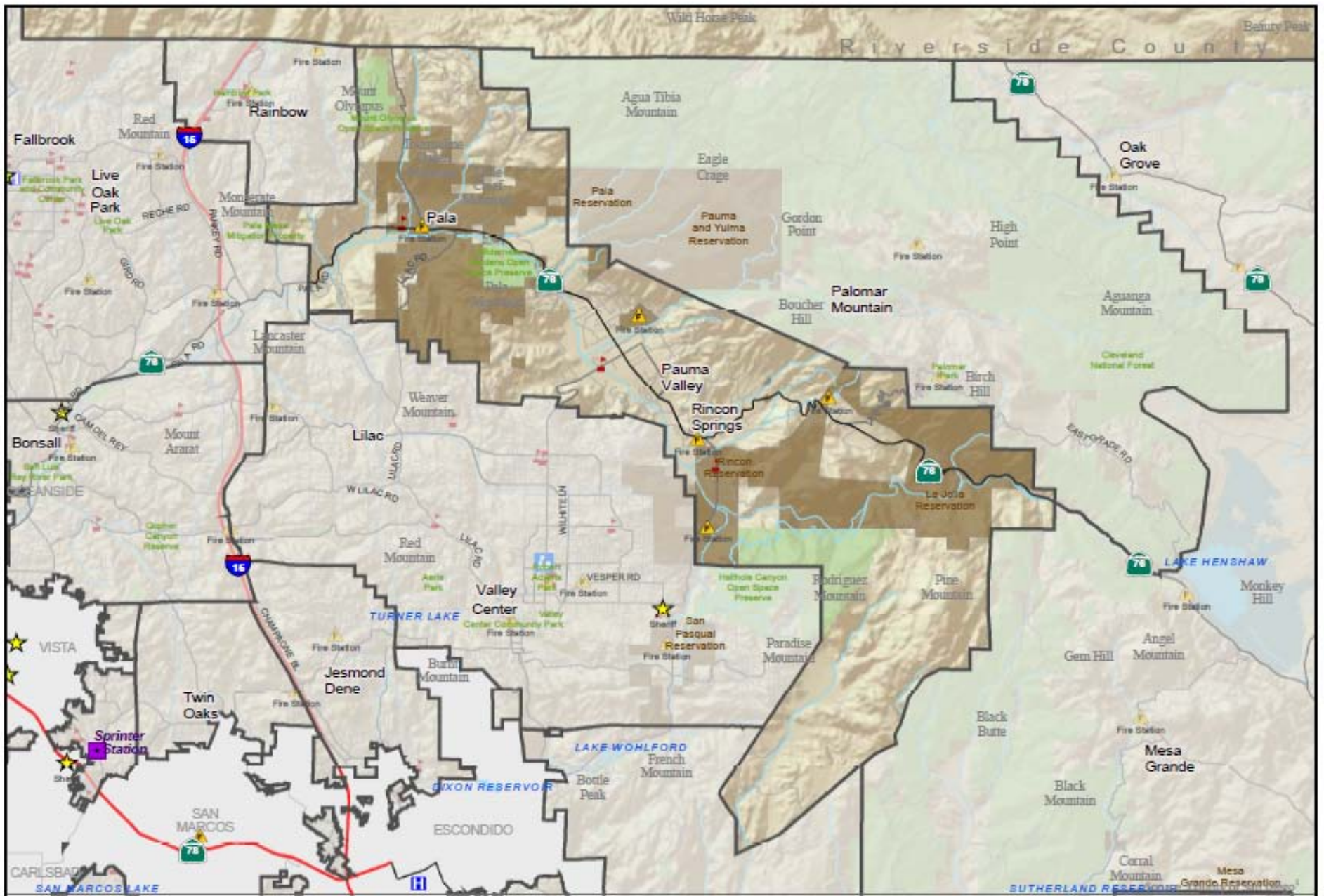
2. Limited urban levels of development have occurred within the Village boundaries of the Pala/Pauma Subregion. Continued development of this area will require the best use of existing school, water, sewer, and fire protection services. There is a need to provide sufficient higher densities within the Village 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 VALLEY VILLAGE BOUNDARY (see Figure 3).

3. The present SANDAG population forecasts indicate that the present Pauma Village cannot accommodate all future population increases for the Subregion through 2030; therefore,

EXPANSION OF THE VILLAGE BOUNDARY SHALL BE CONTINGENT UPON:

- A. AVAILABILITY OF ALL NECESSARY SERVICES AT VILLAGE LEVELS FOR THE SUBJECT AREA
- B. A DEMONSTRATED NEED FOR ADDITIONAL VILLAGE LEVELS OF DEVELOPMENT IN THE SUBREGION.
- C. ENVIRONMENTAL FACTORS WHICH MAY CONSTRAIN VILLAGE LEVELS OF DEVELOPMENT FOR THE SUBJECT AREA.



PALA-PAUMA CONTEXT MAP

San Diego County General Plan

PALA/PAUMA SUBREGIONAL PLAN

Figure 2

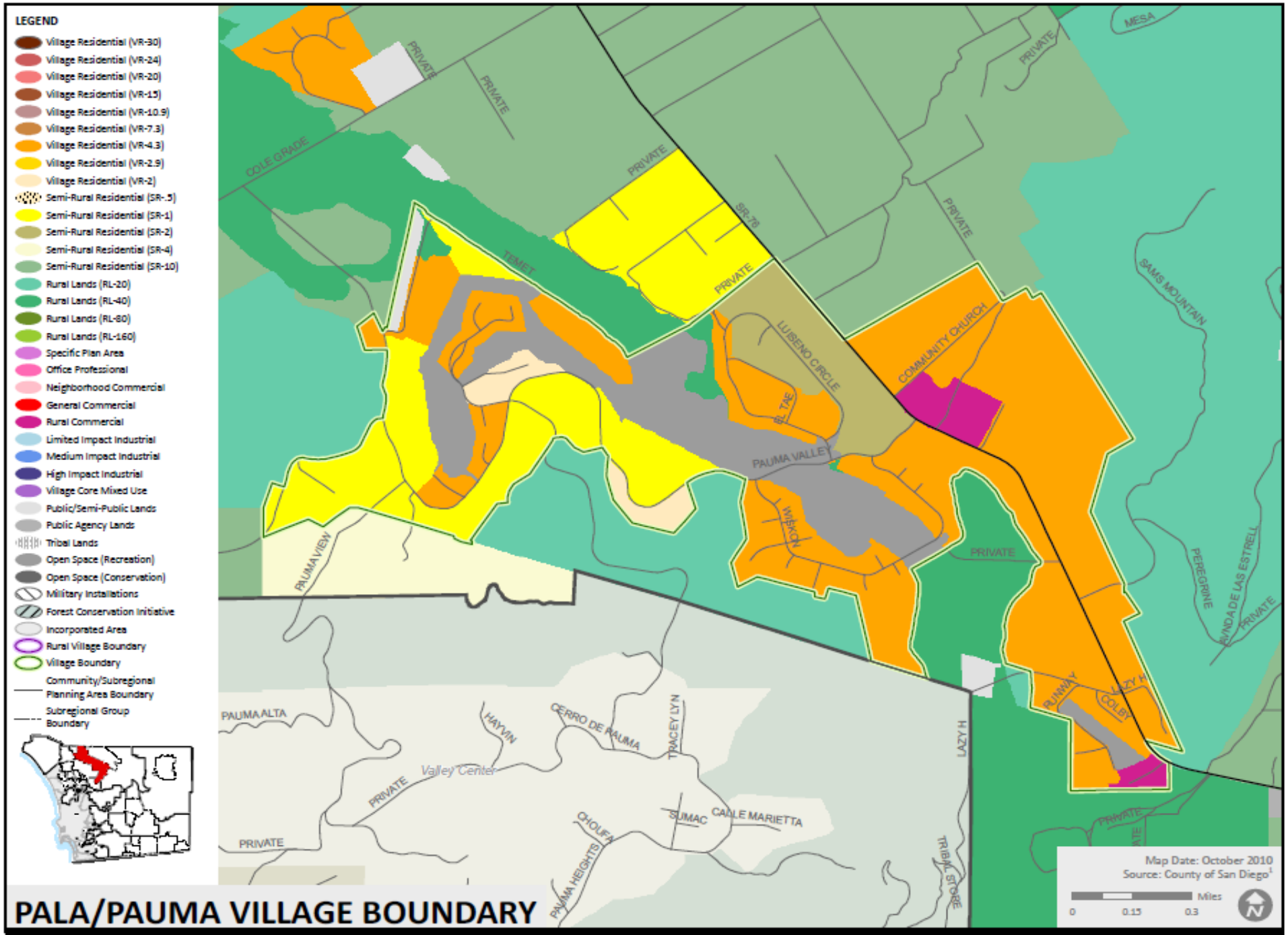


Figure 3

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 area 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 8,510 acres¹ of land within the Pala/Pauma Subregional Plan Area, or 11.5 percent 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 UNDER THE RURAL LANDS REGIONAL CATEGORY, WHEN CONSISTENT WITH PARCEL SIZES, TO LIMIT THE INTRUSION OF INCOMPATIBLE LAND USES INTO EXISTING AGRICULTURAL AREAS.

6. 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.

¹ County Department of Agriculture, Weights, and Measures, 2008

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 travelers, and
2. Unrestrained strip commercial development along Highway 76 will cause aesthetic and traffic problems,

ADEQUATE AMOUNTS OF COMMERCIALY DESIGNATED LAND ARE PROVIDED WITHOUT AFFECTING THE SCENIC, RURAL CHARACTER OF THE COMMUNITY.

B. COMMERCIAL POLICIES

Strip commercial development along State Route 76 (SR-76) is undesirable for reasons of aesthetics and traffic; therefore,

ALLOW FOR THE EXPANSION OF COMMERCIALY-DESIGNATED LAND PERPENDICULAR TO, RATHER THAN PARALLEL TO, HIGHWAY 76 WHEN THERE IS A DEMONSTRATED NEED FOR ADDITONAL 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 Subregion 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.

PUBLIC SERVICES AND FACILITIES ARE PROVIDED IN A PLANNED AND ORDERLY FASHION AND THEY ARE 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 Village Boundary; therefore,

PROVIDE PUBLIC SEWER SERVICE INSIDE THE VILLAGE BOUNDARY AS SHOWN IN APPENDIX B 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. Therefore,

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

CHAPTER 4: MOBILITY

A. MOBILITY

Because,

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

IT IS NECESSARY TO PLAN FOR THE ORDERLY DEVELOPMENT OF A HIGHWAY AND STREET NETWORK ADEQUATE TO HANDLE SUBREGIONAL TRAFFIC AT ACCEPTABLE SERVICE LEVELS AND CAPABLE OF ACCOMMODATING AUTOMOBILE AND TRUCK TRAFFIC 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 MOBILITY ELEMENT ROAD CLASSIFICATIONS ARE TO BE APPLIED TO ROADS ACCORDING TO THEIR CARRYING CAPACITY BASED ON TRAFFIC FORECASTS AND PUBLIC ROAD STANDARDS, EXCEPT FOR THOSE WHERE A FAILING LEVEL OF SERVICE IS DEEMED ACCEPTABLE BY THE COUNTY WHEN ANY CRITERIA SPECIFICALLY IDENTIFIED IN MOBILITY ELEMENT TABLE M-3 IS MET.

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 NECESSARY TO PROTECT THE ENVIRONMENTAL RESOURCES DESIGNATED AS "RESOURCE CONSERVATION AREAS" (SEE APPENDIX A)

B. POLICIES

1. Numerous sensitive habitats occur in the Subregion, including oak, extremely steep chaparral, 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 RCA DESIGNATION. APPLY VERY LOW DENSITY PLAN DESIGNATIONS AND ZONING TO RCA'S.

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 COUNTY GENERAL PLAN CONSERVATION AND OPEN SPACE ELEMENT.

CHAPTER 6: WARNER RANCH SPECIAL STUDY AREA

The Warner Ranch Special Study Area (SSA) is located adjacent to the western boundary of the Pala Indian Reservation on the north side of SR-76 in an area designated as Rural Lands on the Land Use Map (see Figure 4). Considering this single ownership is surrounded on three sides by Tribal Lands, a more focused land use planning and analysis is required to determine the most compatible and consistent land uses for this property. Identifying this property as a Special Study Area provides direction to the applicant to conduct planning studies to address certain important property constraint issues to allow for the development of a cohesive and comprehensive land use plan.

The Special Study Area for the Warner Ranch property is based on the following considerations:

1. Adjacency to the existing Pala Village, Casino, Resort, and Spa;
2. Existing employment center and lack of local housing opportunities;
3. Proximity to several tribal casinos within the State Route 76 corridor;
4. Approved Plan Amendment Authorization for 2.33 DUs per acre granted on October 5, 2005;
5. Ongoing and active planning and development application since July 13, 2005;
6. Single ownership status of approximately 515 acres of property; and
7. Availability of sewer, water, fire, and educational facilities.

The designation of Warner Ranch as an SSA identifies the objective for additional planning analysis of the SSA than could be accommodated during the General Plan Update process. The results of these additional studies will provide information to determine whether modification to the General Plan for this area is desirable. The Warner Ranch SSA analysis shall include the following:

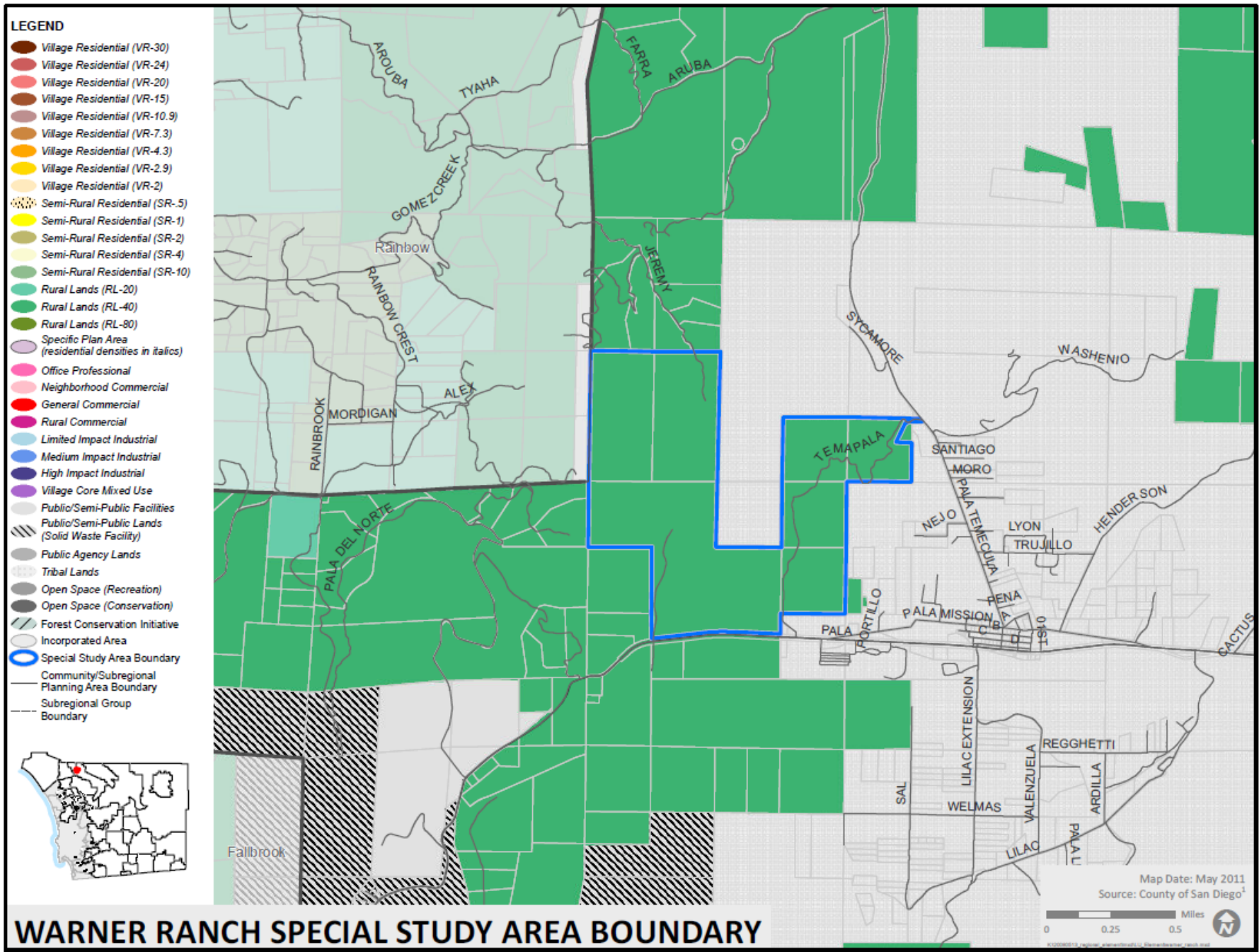
Feasibility Study — This study shall identify the existing employment centers within the general area of the project site. The Study should review appropriate housing opportunities that could accommodate existing and future employees based upon income levels of the employees, and the proximity to the employment centers.

Infrastructure Study — This study shall identify opportunities and constraints for providing infrastructure to the SSA. Specific topics for analysis include documentation that shows how water and wastewater services will be provided; the availability of fire protection, schools, infrastructure, other public services. The Infrastructure Study should consider options to reduce energy use and carbon emissions, and conserve water supply through reuse. The rural character of the surrounding area should be considered in developing the opportunities and constraints analysis.

Land Use/Community Character Study — This study shall provide a framework for development of a land use plan that would accommodate an appropriate level of residential and supporting civic uses, including park, recreation and trail facilities, based on the analysis provided in the Infrastructure and Feasibility Studies. Design guidelines should be evaluated that limit impacts to physically and environmentally

constrained lands including the conservation, rehabilitation and/or incorporation of these valuable resources, and maintain consistency with Policies COS-11.1 through COS-11.3 of the General Plan Conservation and Open Space Element concerning scenic resources. This study should be developed in close coordination with residents, nearby property owners, including the neighboring Pala reservation, and advisory groups by providing periodic updates through the Pala / Pauma Community Sponsor Group.

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San Diego County General Plan
PALA/PAUMA SUBREGIONAL PLAN

Figure 4

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APPENDIX A: RESOURCE CONSERVATION AREAS FOR PALA/PAUMA

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.

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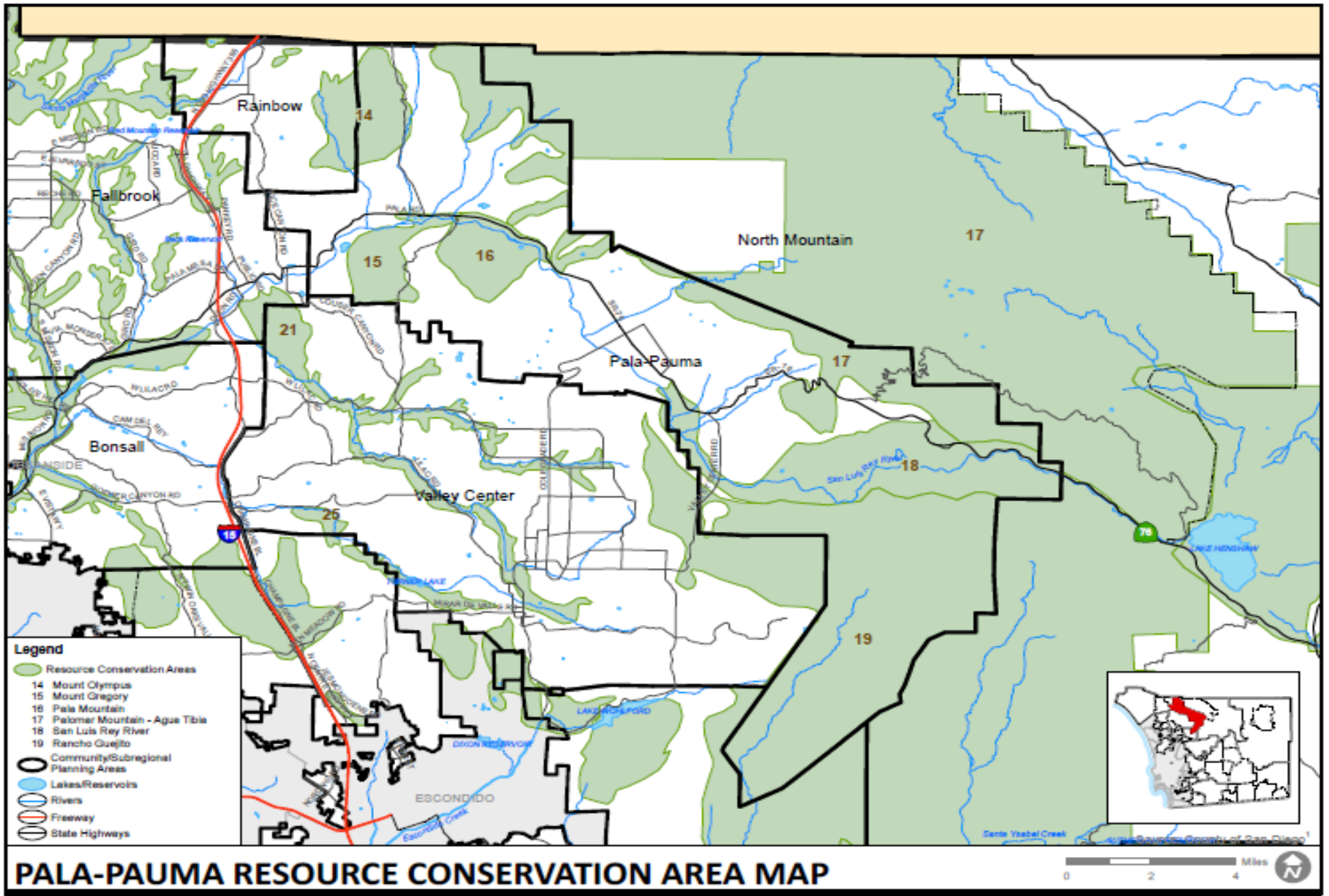


Figure 5