

County of San Diego General Plan Update

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***GREATER WARNER  
SPRINGS AREA***

*NORTH MOUNTAIN SUBREGIONAL PLAN*

**A u g u s t 2 0 1 1**

# CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Greater Warner Springs Area portion of the North Mountain 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 20<sup>th</sup> day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3<sup>rd</sup> day of August 2011.

Attest:

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Department of Planning and Land Use

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# Introduction to the Community Plan

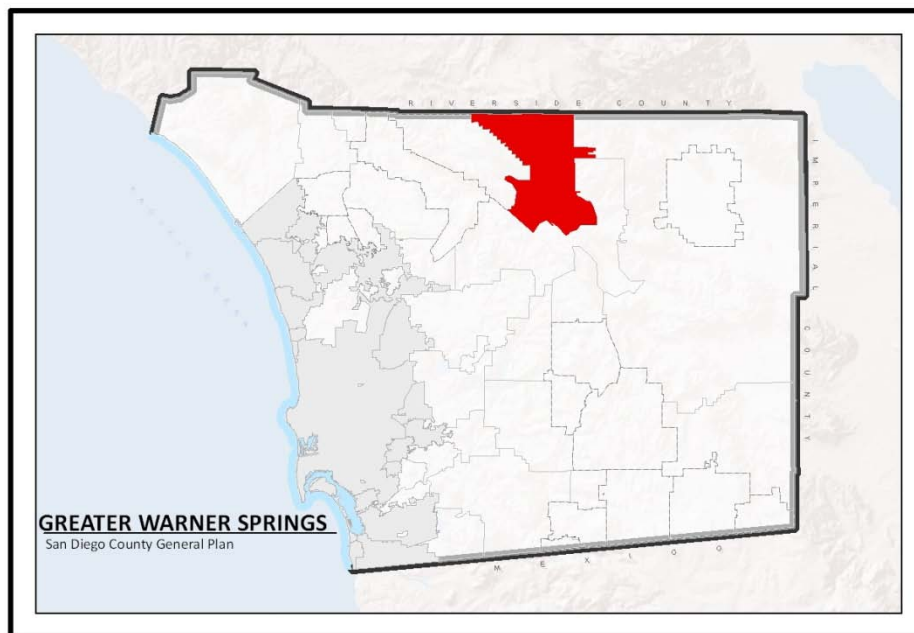
## Purpose of the Community Plan

Community and subregional plans, adopted as an integral parts of the County of San Diego's General Plan, are policy plans specifically created to address the 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 portion of the North Mountain Subregional Plan covers the Greater Warner Springs (GWS) area, which is illustrated in Figure 1 and includes approximately 95,408 acres.



*Figure 1: Greater Warner Springs (North Mountain Subregion)*

## 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 objectives such 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**

A group of eight local residents met in July 2008, when they heard of news of an updated efforts at updating the Community Plans. Here, many issues and goals were collected and two residents volunteered to go to the regional workshop at the end of the month to receive training on the template and format for submission of the Community Plan. Residents were notified by the Warner Springs Resource Center newsletter that is sent to the entire 92086 zip code. We established an email list, which is still used for current communication. Good partnership with the Center allows for a centralized meeting site and easy communication to the residents in the GWS. Community meetings were held in August and September of 2008, where more input was offered for the GWS update report.

## **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 Maps (see General Plan Land Use Maps Appendix, Figure LU-A-13) 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.

# Community Vision

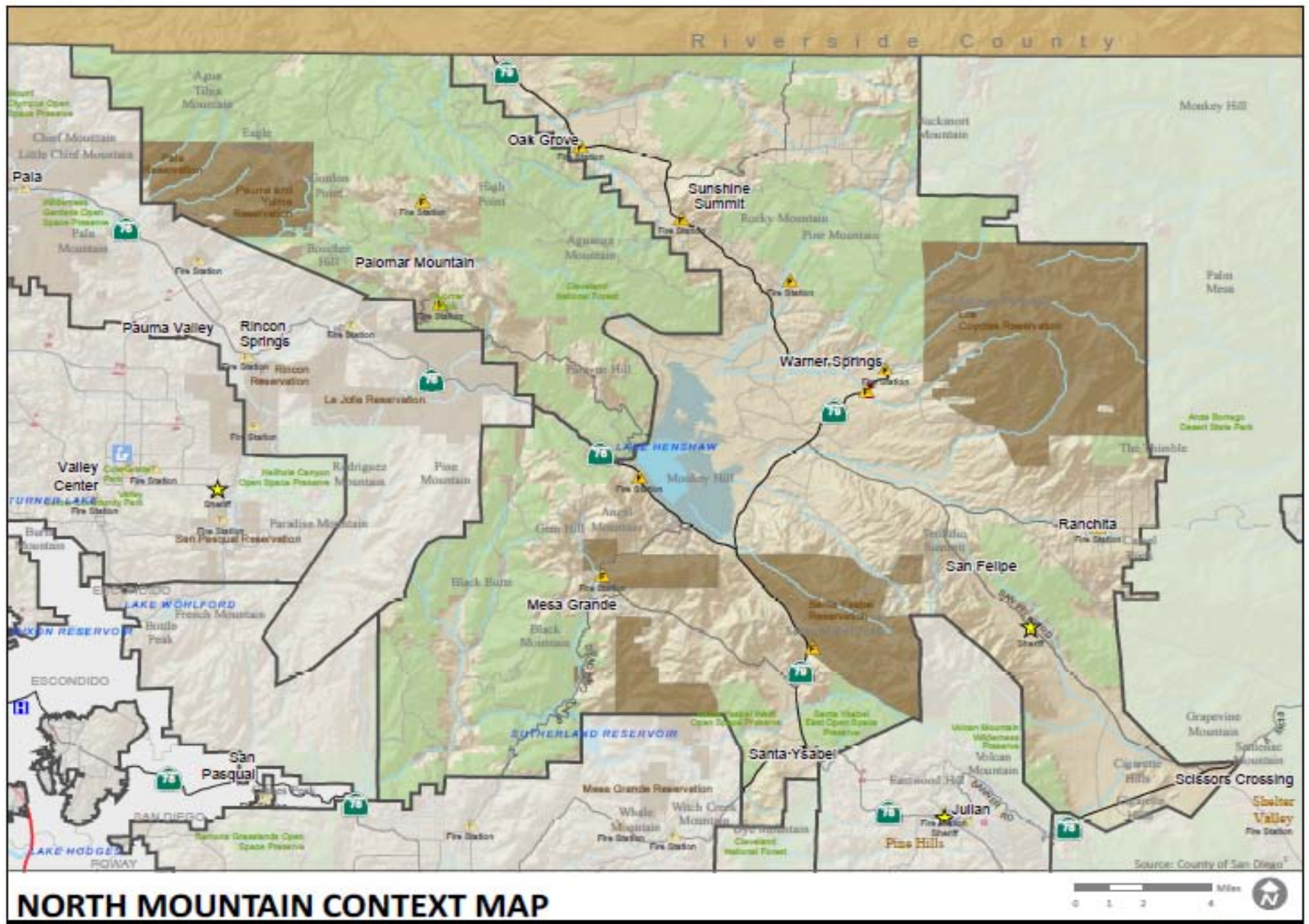
## Greater Warner Springs

This rural backcountry area of San Diego County, North Mountain Sub-Region (Zip Code 92086), lies in a valley at the foot of the east side of Palomar Mountain, and covers approximately 179 square miles beginning at the Riverside/San Diego County Line, ending just south of the CAL FIRE, Warner Springs station (see Figure 2 on the next page). For the most part, it is an unknown unincorporated area to most county residents and visitors, receives little or no media attention, has a low crime rate, no strip malls or convenience stores, clinics, or pharmacies, is the wild turkey capitol of this part of the world for hunters, and an important part of the Pacific Crest and California Hiking trails. The population of approximately 1,185 people lives amidst the quiet, historical beauty of the area, enjoying a life-style that is slower than that of an urban setting. Access is from State Route 79 South—one way in and one way out— with no public transportation. Ecologically, it is a region of wild animals, such as deer, coyotes, foxes, and other species, riparian and other environmentally sensitive areas, and serves as the headwaters for two watersheds: San Luis Rey and Santa Margarita Rivers. In today's world, this is a place to treasure and protect.

### Our Business Climate

Greater Warner Springs is semi-rural, with the only designated commercial area in Sunshine Summit. Small businesses, one drug-rehabilitation facility, three restaurants, vineyards, horse/cattle ranches, farms and orchards, one U.S. Post Office, the Warner Unified School District (preK-12) and Warner Community Resource Center, and residences line State Route 79. The Warner Springs Resort and Sailplane Airport, along with a Boy Scout camp, Lost Valley, and private and public campgrounds attract year-round visitors to the area.

Future development and limited growth will require additional commercial zoning as land becomes available in Sunshine Summit, as well as the designation of Sunshine Summit as a Rural Village.



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## Our Needs

With a (2000 census) population of 1,185 people, a small tax base income compared with other areas of the county, there are many public services lacking in our area. There is limited low-income housing, employment, or basic commercial services. Without public transportation, residents are unable to obtain needed assistance, such as medical or social services. Due to the rural location, code and law enforcement response is delayed.

Specifically, Greater Warner Springs needs include, but are not limited to:

- The designation of Sunshine Summit as a Rural Village 'park and walk' area, with appropriate additional commercial zoning.
- Aesthetic criteria established for Rural Village and other commercial buildings and enforced through County policies and ordinances.
- Underground burial of existing electrical, telephone, etc. lines in Sunshine Summit.
- Promotion and support of alternative energy sources.
- Recreational area; multi-purpose community building to include a community meeting room, park, and recreational vehicle (RV) parking/rest area.
- Improved medical services to include local paramedic/ambulance service, as well as a clinic/pharmacy.
- Additional cell towers to be permitted to cover as many 'dead' areas as possible.
- Restriction on off-road vehicle access to the Greater Warner Springs area.
- Identification of unmarked roads/lanes/spurs throughout Great Warner Springs and signage of these and parcel addresses to be clearly posted.
- Overgrown roads/lanes/spurs to be cleared to ordinance compliance.
- Reopening or relocation within the area of the Sunshine Transfer that closed February 25, 2001, and is a high priority, as is a hazardous waste, animal manure disposal, and recycling facility.
- Enforcement of junk/inoperable vehicle removal.
- Protection and management of the upper San Luis Rey River and Santa Margarita River watersheds
- County protection of agriculture and eco-tourism, sustainable and smart growth, and low environmental impact land use.

# Goals, Policies, & Implementation

# 1. Land Use (LU)

## Village/Rural Village Boundaries

The Rural Village boundary will travel the State Route 79 corridor in Sunshine Summit, and is shown in Figure 3 on page 11. Rural Commercial Zoning will occur in the Sunshine Summit/Holcomb Village area.

## Land Use Diagram

Warner Springs is located within the North Mountain Subregion. The North Mountain Subregion Land Use Map is included as Figure LU-A-13 in the County General Plan Land Use Maps Appendix.

### 1.1. Community Character

**Issue LU1.1** The need for a village core area that does not destroy the small country feel of GWS, and will attract area residents, tourists, services, and build an economic base from local producers and entrepreneurs.

**Goal LU 1.1** A non-imposing, environmentally sound and sustainable central area where higher semi rural densities and small scale shopping are located.

**Policy LU 1.1.1** Prohibit commercial facilities within the Warner Springs community that are larger than 15,000 square feet (SF) and encourage local over chain convenience stores.

**Policy P LU1.1.2** Require exterior lighting fixtures to use low wattage and shielded lights facing down and away from adjoining properties.

**Policy LU 1.1.3** Require signs to express simple and clear identity of businesses and reflect the community character.

**Policy LU 1.1.4** Require the siting of parking areas in the rear or side of the village core shopping, in order to promote walkability and allow aesthetics to dominate the visual aspect of the village core.

**Policy LU 1.1.5** Support restrictions and enforcement of existing laws for motorized recreational off-road vehicles in the village core.

**Policy LU 1.1.6** Encourage traffic calming measures for the village core(s) to be installed.

**Goal LU 1.2** Businesses in the village core that include services to area residents and reflect historical, cultural, ecological themes, and local products of the area.

**Policy LU 1.2.1** Encourage local area producers to become vendors, e.g. food, crafts, art, etc.

**Goal LU 1.3** A centralized park associated with the village core area that provides a rest stop for travelers, and is an aesthetic addition and site for local residents to gather and relax.

**Policy LU 1.3.1** Easy access to village core for shopping and parking.

## **1.2 Community Growth Policy**

**Issue LU 2.1** Need for economic base for local businesses and resident employment.

**Goal LU 2.1** Create a village that will reflect and encourage local production.

**Policy LU 2.1.1** Encourage businesses to provide fresh produce, wine tasting, eco- and ag-tourism, equestrian, hiking and camping opportunities, and other low-impact activities and businesses.

**Policy LU-2.1.2** Encourage additional expansion in the Rural Village for infrastructure improvements and economic sustainability.

Additional information on the Rural Village is located in Chapter 6 – Special Study Area

## **1.3 Community Conservation and Protection**

**Issue LU 3.1** Groundwater is the only water supply available, and there are concerns within the GWS area that groundwater resources are being impacted by outside sources. Wells in the community are drying up and the exact reasons are not known.

**Goal LU 3.1** Groundwater consumption that not exceed the rate of aquifer recharge, and that groundwater quality is protected.

**Policy LU 3.1.1** Coordinate with adjacent property owners and water districts to complete groundwater studies and management plans for both watersheds (Santa Margarita and San Luis Rey) in the GWS.

**Policy LU 3.1.2** Improve groundwater monitoring in GWS to protect against pollution from septic systems, agricultural and livestock byproducts and additives, as well as solid and toxic waste disposal.

## **1.4 Areas of Change: Development Infill and Intensification**

There is a Special Study Area that is developed and discussed in Section 6 of this Community Plan

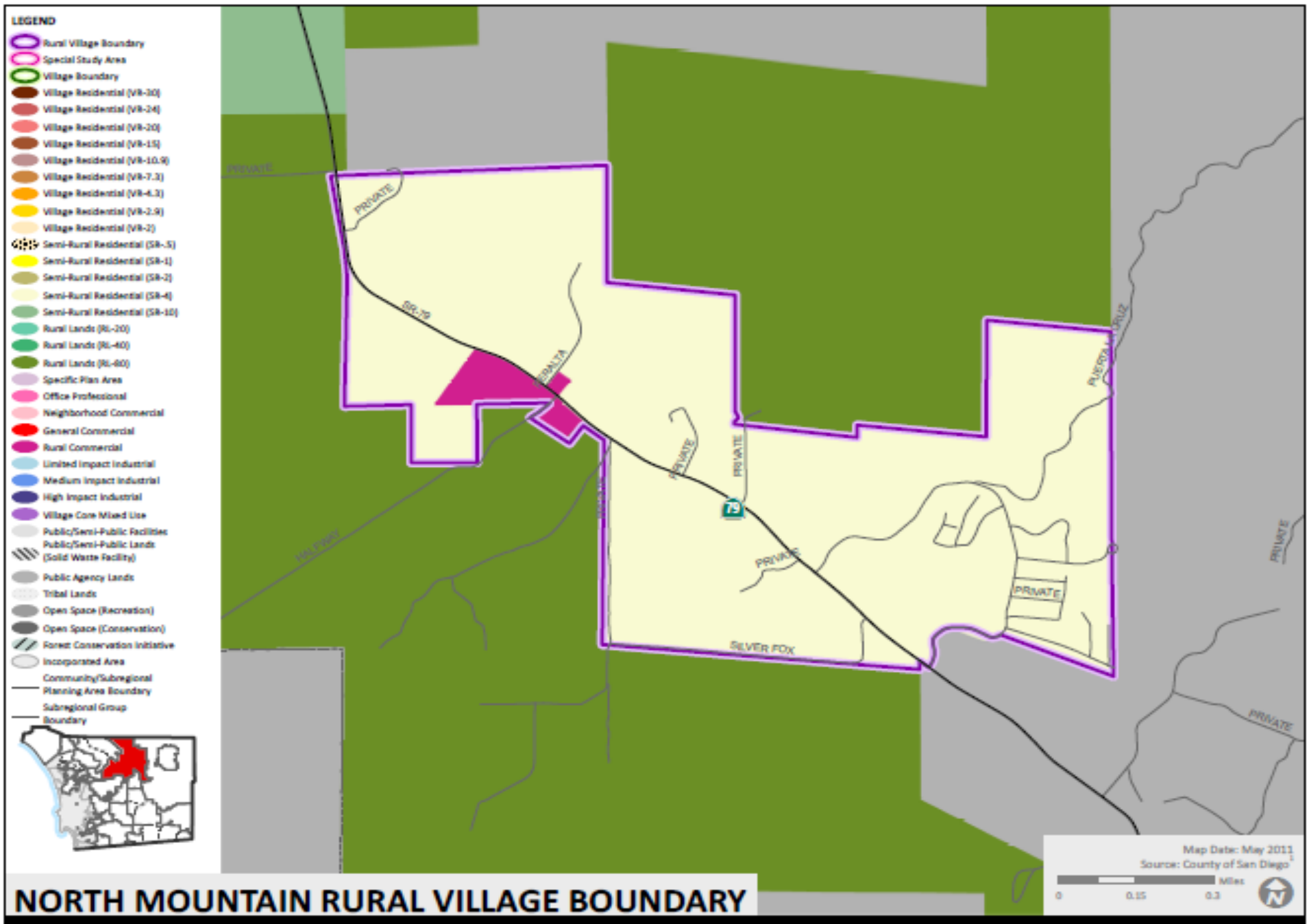


Figure 3

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## **1.5 Community Facilities**

**Issue LU 5.1** Need for local services to serve residents.

**Goal LU 5.1** The provision of a full range of services in GWS, such as a medical clinic, pharmacy, drug store, police substation, full service grocery, library, post office substation, paramedic and emergency services, transit and police stations, Community Park and the like.

**Policy LU 5.1.1** Consider methods to increase services to the GWS residents in the Special Study Area (Chapter 6)

**Issue LU 5.2** Energy generation is feasible in the GWS area due to environmental light and wind conditions.

**Goal LU 5.2** Energy production will be provided by alternative energy methods, using solar and wind as hybrid methods.

**Policy LU 5.2.1** Encourage energy generation as a preferred option for green building, including solar and residential scale wind generation.

**Issue LU 5.3** Lack of solid waste and hazardous waste disposal site causes increase in illegal dumping and contamination of the groundwater.

**Goal LU 5.4** The establishment of a Solid Waste Transfer station to include manure and green waste disposal, as well as, recycling and periodic hazardous and electronic waste collections.

**Policy LU 5.4.1** Encourage expanded opportunities for solid waste disposal, including establishment of a Solid Waste Transfer Station in the Subregion.

## **1.6 Other Topics/Issues**

None

## 2. Circulation and Mobility (CM)

### 2.1 Integrated Mobility and Access

**Issue CM 1.1** As a popular road to camping destinations, State Route 79 South is traveled by large RVs, commercial trucks, and vehicles towing trailers.

**Goal CM 1.1** Installation of more turnouts for slower vehicles so other travelers can pass more safely.

**Policy CM 1.1.1** Coordinate with Caltrans and SANDAG to provide additional turnouts on SR-79

### 2.2 Local Road Network

Refer to General Plan goals and policies

### 2.3 Fire Access/Egress Routes

**Issue CM 3.1** Emergency fire vehicles must enter onto State Route 79 where they are not visible to oncoming traffic in Oak Grove, Sunshine Summit, and Warner Springs. In addition, there are many unmarked roads, lanes, and spurs in the GWS area, including Chihuahua Valley, which pose problems for emergency vehicles to find the site of an emergency.

**Goal CM 3.1** Improved responsiveness by emergency vehicles during emergency situations.

**Policy CM 3.1.1** Explore options and seek funding opportunities to improve access on to State Route 79 by emergency vehicles and to provide a comprehensive road signage system for the GWS area.

**Implementation CM 3.1.1** Install on-demand signals on State Route 79

**Implementation CM 3.1.2** Require proper signage of residences and mark all roads with street signs and on maps for emergency personnel.

### 2.4 Local Transit

**Goal CM 4.1** The establishment of community driven transportation choices.

**Policy CM 4.1.1** Encourage carsharing, vanpool, and other programs to improve limited transportation choices in a backcountry environment.

Additional methods to increase transportation opportunities are available under the Special Study Area (Chapter 6)

### 2.5 Pedestrian

**Issue CM 5.1** There are many opportunities to participate in non-motorized recreation on public lands (Cleveland National Forest and BLM using the California Riding and Hiking Trail, Pacific Crest Trail and forest roads), but there is not adequate staff to provide monitoring for safety.

**Goal CM 5.1** Enforcement and monitoring on public lands for the health and safety of residents

**Policy CM 5.1.1** Encourage appropriate agencies to apply for funding for better enforcement and monitoring.

## **2.6 Bicycle and Trails**

**Issue CM 6.1** State Route 79 is a narrow two-lane road with little room for bicyclists, pedestrians, or hikers.

**Goal CM 6.1** Safe roadways for all users, including bicycles.

**Policy CM 6.1.1** Encourage opportunities to widen bike lanes and increase separation of modes, including automobile traffic lanes by a raised berm along the length of GWS.

## **2.7 Aviation**

Refer to General Plan goals and policies

## **2.8 Trip Reduction Strategies**

Refer to General Plan goals and policies

## **2.9 Parking**

Addressed in the Land Use section of this Subregional Plan and the Regional Mobility Element

## **2.10 Infrastructure and Utilities**

### **a. Water**

**Issue CM 10.1** In the San Luis Rey River watershed portion of GWS, Vista Irrigation District owns land/easements and has wells. In the north portion, the Santa Margarita River watershed is experiencing increasing demand by agriculture and other development for water. All residents and habitats are dependent on groundwater.

**Goal CM 10.1** A groundwater study and management plan for both watershed areas in the GWS before more overdrafting occurs.

### **b. Sewer/septic**

Refer to General Plan goals and policies

### **c. Storm drainage**

Refer to General Plan goals and policies

### **d. Energy**

Refer to General Plan goals and policies

### **e. Landfill**

Refer to General Plan goals and policies

**f. Telecommunications**

**Issue CM 10.2** There is a need for improved telephone service for everyday as well as emergencies.

**Goal CM 10.2** More wireless telecommunications towers installed and other improvements

**Policy CM 10.2.1** Encourage media and telecommunications companies to bring DSL and other improvements/upgrades to GWS.

**2.11 Other Topics/Issues**

None

### 3. Conservation and Open Space (COS)

#### 3.1 Resource Conservation and Management

##### a. Agricultural soils and production

**Issue COS 1.1** Soils are eroded by wind and rain due to poor agricultural practices.

**Goal COS 1.1** Responsible development and practices that promotes conservation of topsoil resources.

**Policy COS 1.1.1** Require best management practices (BMPs) to avoid soil erosion and contamination of watercourses due to wind, rain, and human impact.

**Policy COS 1.1.2** Partner and encourage the Agriculture Commission, NRCS, and local farmer network groups to establish and expand the education of the permit applicants about BMPs for all agricultural practices.

**Issue COS 1.2** Contamination from agriculture and livestock by-products to surface and groundwater occur due to lack of regulation.

**Goal COS 1.2** Agriculture projects that address drainage and recharge areas in respect to protection of surface and groundwater quality, and use low environmental impact techniques.

**Policy 1.2.1:** Encourage education and incentives programs for farmers.

**Implementation 1.2.1:** Aid farmers to network and communicate about techniques and Incentives.

**Issue COS 1.3:** Valuable habitat is being fragmented by agriculture and other projects.

**Goal COS 1.3:** A land use plan which supports biological corridors that interconnect habitats, including agricultural lands.

**Policy COS 1.3.1:** Establish protective buffers for riparian and arroyo habitats.

**Issue COS 1.4:** Santa Ana winds “kick up” any loose soil and cause poor air quality.

**Goal COS 1.4:** Clearing and farming permits that include mowing as the preferred means of vegetative management.

**Policy COS 1.4.1** Farming oversight requires disking to avoid seasonal “problem” times, such as Santa Ana or Fall conditions.

**Implementation COS 1.4.1** As feasible, hire more Code Enforcement Officers for the backcountry.

b. Plant and animal habitats and wildlife corridors.

**Issue COS 1.5** GWS has been identified to contain two unique wildlife linkages: the Palomar-Santa Rosa-San Jacinto and the Peninsular-Borrogo (South Coast Wildlands, 2008).

**Goal COS 1.5** A land use plan that recognizes and protects the unique and limited biocorridors remaining in our region.

**Policy COS 1.5.1** Support protection for the designated biocorridor linkage defined in the South Coast Wildlands report (South Coast Missing Linkages, 2008).

**Implementation COS 1.5.1** All water pumping will need to be monitored to correlate with the groundwater management plan.

**Policy COS 1.5.2** Coordinate with Caltrans to establish wildlife crossings on State Route 79 in the sites best for their survival.

**Implementation COS 1.5.2** Coordinate with Caltrans to identify funding to locate and construct wildlife crossings on SR-79.

**Goal COS 1.6** An educated community about the importance and uniqueness of our wildlife habitats and linkages.

**Policy COS 1.6.1** Create and support public outreach to the community and adjacent communities on the importance of our unique habitats.

**Implementation COS 1.6.1** Coordinate with Caltrans to provide signage on State Route 79 showing wildlife crossing, reduced speed areas, and conservation designations.

**Policy COS 1.6.2** Encourage sale or donation of parcels for conservation or conservation easements in the GWS Plan Area.

**Implementation COS 1.6.2** Educate the public about the benefits, process and contacts (federal, state, county, private organizations) for conservation and stewardship of private land.

c. Scenic resources and highways

State Route 79, designated a Scenic Corridor by this General Plan's Conservation and Open Space Element, travels through the GWS area, which is rimmed by beautiful mountains and vegetation. Warm Springs Mountain (the highest peak in San Diego County), Iron Springs Mountain., Beauty Peak and Mountain, Palomar Mountain, and Agua Tibia Mountain Range make the route an outstanding scenic drive.

d. Surface, groundwater and watersheds

Serving as the headwaters for two watersheds, San Luis Rey and Santa Margarita Rivers, the Greater Warner Springs Plan Area is vital to its inhabitants and the adjacent communities. Groundwater management is a paramount issue for our sustainability.

Goals and Policies addressing groundwater resources is available in the Land Use Element

e. Mineral resources

Refer to General Plan goals and policies

f. Air quality

**Issue COS 1.6** Driving on dirt roads is usually too fast and dust is generated. Also, off road recreation causes dust and emission pollution. This should be done in contained and well managed and maintained areas.

**Goal COS 1.6** Healthy air quality in the Subregion by minimizing the level of dirt particulates in the air.

**Policy 1.6.1** Promote public outreach on backcountry issues related to poor air quality (air, water, and other health/respiratory problems), and minimize actions that result in dust generated into the atmosphere.

g. Water and Energy

Refer to Land Use Element for Goals and Policies on Water and Energy

### **3.2 Parks and recreation**

a. Park needs, locations and facilities

Goals and Policies for park facilities in conjunction of the Special Study Area are available in Chapter 6

b. Park acquisition, development, and improvements

Refer to Conservation and Open Space Element for Goals and Policies

c. Opportunities for joint use of schools and other public facilities for park and recreational uses

**Issue COS 2.1** Warner Springs School and Resource Center could provide day-use and camping opportunities.

**Goal COS 2.1** Expanded mixed use opportunities at Oak Grove and the Warner Springs School

**Policy COS 2.1.1** Explore Oak Grove and Warner Springs School areas for expanding day use and community recreation opportunities.

## 4. Safety (S)

### 4.1 Hazards/Risk Avoidance and Mitigation

#### a. Seismic and geologic risks

**Issue S 1.1** Adequate water storage for local residents and livestock, in case of well failure, is needed.

**Goal S 1.1** Adequate water supplies in an emergency.

**Policy S 1.1.1** Encourage all residents to have storage for both fire and well malfunction due to seismic activity with back up water sources provided by county emergency trucking.

#### b. Wildland fire/urban fire

**Issue S 1.2** There is a need for a possible emergency shelter during fire events and other emergencies, as well as increased communication during fire emergencies.

**Goal S 1.2** Materials, styles, and siting for construction that provides the best possible energy efficiency and fire protection.

**Policy S 1.2.1** Seek funds to support the construction of an emergency shelter in the Greater Warner Springs Area.

**Policy S 1.2.2** Encourage education about vegetative management, shelter-in-place methods, evacuation routes, emergency services as part of ongoing public outreach.

#### c. Toxic and hazardous waste materials

**Issue S 1.3** Illegal dumping of junk cars, petroleum product, animal carcasses, etc. occurs on roadsides, open space, and private property.

**Goal S 1.3** Increased enforcement services and educational programs to discourage illegal dumping.

**Policy S 1.3.1** Explore opportunities to provide education programs and to increase enforcement to discourage illegal dumping.

### 4.2 Emergency Preparedness and Response

**Issue S 2.1** Communication during emergencies is inadequate.

**Goal S 2.1** Improved communication is with new cell towers, internet websites, satellite services, reverse 911, sirens, etc.

**Policy S 2.1.1** Encourage development of emergency communication infrastructure, including the use of alternative energy so that communication can be powered at user-site, thereby being independent from faraway energy sources that may have failed.

**Goal S 2.2** Information boards located at Chihuahua Valley Road for increased communication during a fire emergency.

**Policy S 2.2.1** Encourage and seek funding sources for the development of an information board located on Chihuahua Valley Road in the Rural Village that can include current fire and emergency alerts, maps of local forest roads available for recreation, local events, and other community useful information.

**Issue S 2.2** Improved County services are needed to provide code compliance, respond to health services issues, and provide increased emergency services..

**Goal S 2.2** Adequate responsiveness to land use, animal abuse, noise, human welfare, and other complaints.

**Policy S 2.2.1** Encourage re-evaluations of Emergency Services Distribution to enhance law enforcement and other services in GWS.

#### **4.3 Other**

**Issue S 3.1** An increase in rehabilitation centers and associated populations.

**Goal S 3.1** Limit the number of these centers and other non-profits.

## **5. Noise (N)**

### **5.1 Noise Sources**

**Issue N 1.1** Recreational off-road vehicle use on both public and private properties and roads is a source of nuisance, aesthetic and property value degradation, and health problems. Because GWS has many dirt roads, a low ambient noise level, fragile and unique habitats, has little code enforcement coverage, and the rural spaced nature of the properties, this activity needs strict standards and regulation in our area.

**Goal N 1.5** Limited off-road vehicle recreation in GWS that does not adversely effect the health, safety, or well being of residents.

**Policy N 1.5.1** Support increased enforcement of nuisance Off-Road Vehicles on Private and Public Lands, including increased funding for Code Enforcement.

**Policy N 1.5.2** Encourage revisions to county ordinance that provide additional protections to the GWS Area residents.

### **5.2 Noise Standards and Mitigation**

**Issue N 2.1** Backcountry ambient noise levels are low (30- 50 db)., Any loud and inappropriate noise is annoying to the population. GWS topography and open space aids in noise travel.

**Goal N 2.1** Peace and tranquility that residents and tourists seek in the Greater Warner Springs community.

**Policy N 2.1.1** Encourage noise standards to protect the tranquility of the backcountry and adequate enforcement.

### **5.3 Other**

Refer to General Plan Goals and Policies.

## 6. Specific Plans and Special Study Areas

### Special Study Area

A Special Study Area has been established within the Sunshine Summit Rural Village Boundary to look at future increases in Land Use Intensity to make it an environmentally and economically sustainability village. This Village Center should be developed to produce an economic base, with adequate study, while maintaining the character or a rural village. An increased economic base could have the opportunity for increased health services, infrastructure, emergency services, and employment generators.

Prior to increases of intensity in the General Plan Land Use Map, important issues should be studied and adequately addressed, including the provision of continued water supply for development; economic and infrastructure studies in order for development to not negatively impact the regional transportation; or infrastructure networks with the creation of a bedroom community. Opportunities should be examined in agriculture, tourism, or other rural supporting jobs.

**Goal SSA 1.1** A diverse population base that supports commercial and employment land uses.

**Policy SSA 1.1.1** Encourage residential growth that will not create sprawl; only if it will create a village centers that has opportunities for alternate methods of transportation, including walking, biking and public transportation.

**Goal SSA 1.2** Continued sustainability of the groundwater resources in the Sunshine Summit Special Study Area.

**Policy SSA 1.2.1** Support opportunities to study and develop a Land Use Plan that addresses sustainability in energy consumption and water supply, while preserving important wildlife linkages and habitats.

#### ***Other specific needs that should be addressed in the Special Study Area:***

**Issue SSA 1.3** A community meeting place is needed and day use parks are not available for rest stops for tourists or residents at the town center.

**Goal SSA 1.3** The provision of a facility for meetings, events, classes for young and old, recreation, such as, skating rink, skate park, media screening room, drama productions and dancing, etc.

**Policy SSA 1.3.1** Investigate funding opportunities to establish a community center and offer recreational opportunities to the Greater Warner Springs Area.

**Goal SSA 1.4** The creation of a day use park in the Sunshine Summit village center area, where motor homes can stop and shop in adjacent businesses. Restrooms, education kiosks, and community events will be present.

**Policy SSA 1.4.1** Explore opportunities to provide a day use park.

**Issue SSA 1.4** Public transportation is not available

**Goal SSA 1.4** Build a small transit station to include “park and ride” spaces adjacent to the village core(s).

**Policy SSA 1.4.1** Encourage public transportation, carpooling or van activities linking to the South (Ramona) and North (Temecula via State Route 79) thereby providing access to transportation to airports, cities, employment, medical facilities, educational campuses, etc.

**Policy SSA 1.4.2** Encourage the development of a small transit station to include “park and ride” spaces adjacent to the village core(s).

## **WARNER SPRINGS RANCH SPECIFIC PLAN AREA**

### **DESCRIPTION OF AREA**

The Warner Springs Ranch Specific Plan Area is a 452 acre portion of the 2,885 acre Warner Springs Ranch. The remaining 2,433 acres of the ranch are designated as a future planning area, which requires submittal of a new Specific Plan prior to its development. It is located 61 miles north of the city of San Diego, on the northeast side of Valle de San Jose.

The Warner Springs Ranch Area has a rich history. Jonathan T. Warner established a working ranch in 1834, a principal stop for travelers from New Mexico and Arizona en route to Los Angeles and San Diego. The ranch was first used as a resort in the late 1800's, and its use as a resort continues today. The Warner Springs Ranch supports various recreational amenities, resort lodging, commercial uses, residential uses, airport, range lands, and a Native American cultural preserve.

### **Project Background**

The original Warner Springs Specific Plan (SP 83-04) was approved by the Board of Supervisors in July 1983, to allow the construction of 720 residential units on the 2,885-acre site.

This Specific Plan was modified by a Specific Plan Amendment (SPA 84-03), which was approved by the Board of Supervisors in October 1984. This amendment modified the requirements of the Specific Plan Resolution of Approval concerning archaeological and cultural resource management and improvements to State Route 79.