

**PP30**

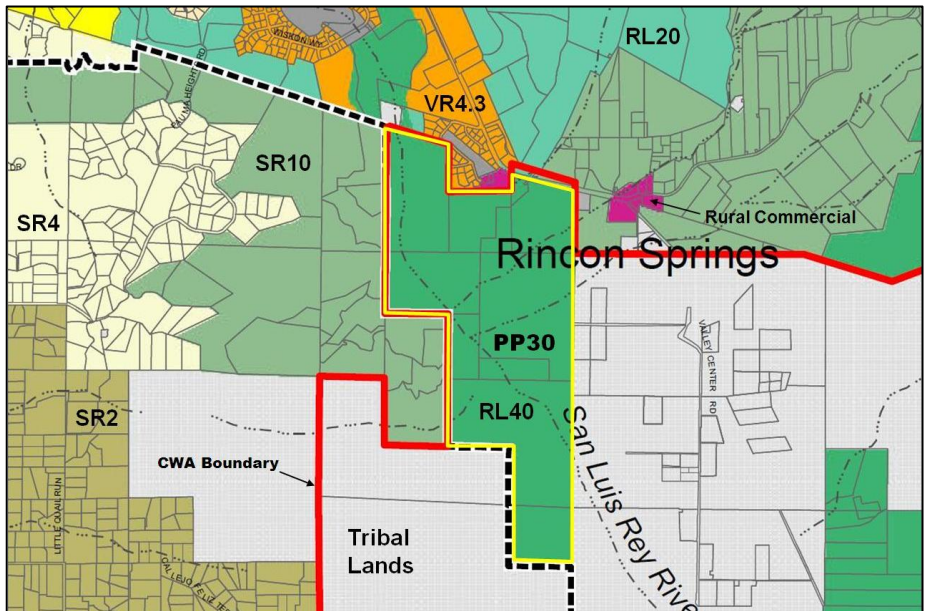
Existing GP Designation(s)	RL40
Requestor(s) Position: Supports workplan designation	
Area (acres):526.1	
# of parcels: 13	

Workplan Designation(s) Evaluated	RL40/SR2
CPG Position	Oppose
Opposition Expected	Yes
# of Additional Dwelling Units	116
<b>Complexity</b>	<b>High</b>

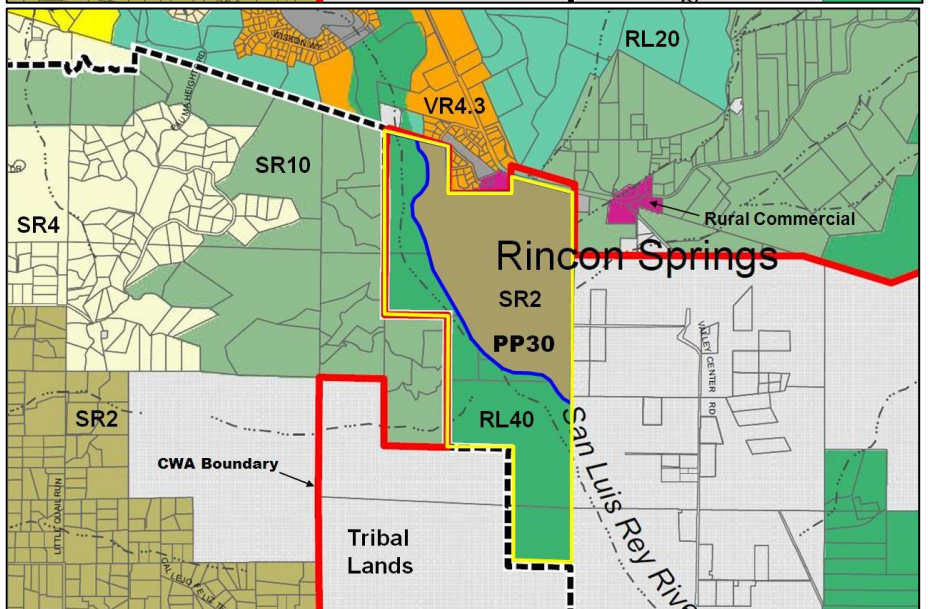
**Discussion:** This workplan scenario considers a designation of SR2 for approximately 254 acres of land outside the FEMA and County 100 year floodplain, not constrained by a greater than 25% steep slope, and adjacent to the existing Pauma Village. All other lands would remain RL40. This scenario maintains the boundaries between lower and higher densities from the former General Plan and permits higher density adjacent to the Village and along the frontage of SR-76 between the Pauma Village and Rincon commercial area. The area will yield approximately 132 dwelling units, for an increased yield of 116 units over that provided by current General Plan designations.

The Pala Pauma CSG is opposed to the higher density designation primarily due to the property being classified as prime agricultural land, the very high habitat values and severely constrained by slopes, the presence of the 100-year flood plain and wetlands; and the majority of the adjacent non-Tribal lands being designated SR10 (see attached). The CSG recommended a maximum density of SR10 for the northeastern portion of the property and a maximum density of RL40 for the southern and northwestern portion of the property.

Existing General Plan Designations:



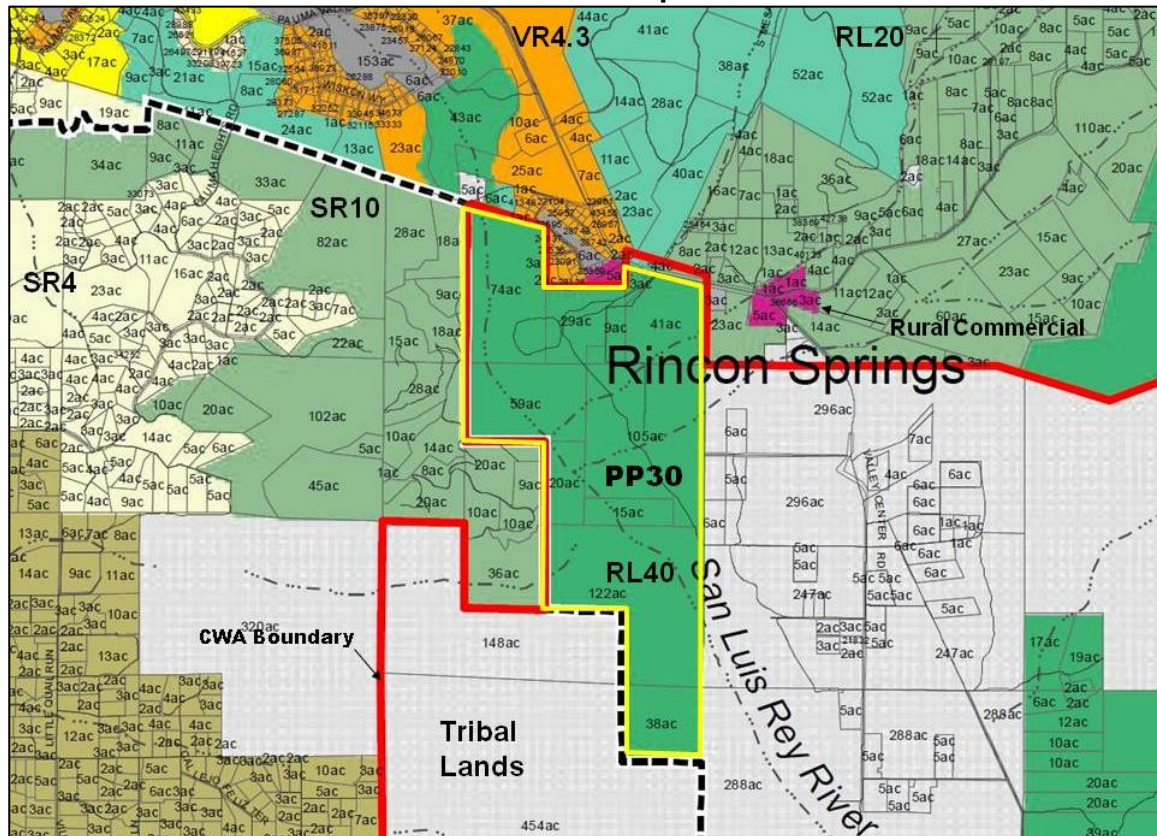
Workplan Designation(s) Evaluated:



**Rationale for High Complexity Classification:**

- The workplan designations introduce a large number of dwelling units into an area that is currently designated Rural Lands. The property is outside the County Water Authority boundary, adjacent to Tribal Lands and low densities and not near a major center of services or jobs.
- A portion of the property is severely constrained by the floodway for the San Luis Rey River and steep slopes. The northeastern half of the PSR area proposed for SR2 in the workplan avoids the floodway, floodplain and steep slope areas.
- The area proposed for SR2 contains extensive areas of sensitive habitat, including open Coast Live Oak woodlands and Coastal Sage Scrub. Pending a more detailed biological analysis, a change to SR2 may require additional study to determine its consistency with Policy LU-6.2, to assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.
- Roughly 80% of the property is considered High or Very High habitat under the Habitat Evaluation Model. Substantial effort would be required to evaluate the environmental impacts of development in this area.
- A large portion of the northern area contains prime agricultural soils and extensive existing agricultural operations. Further analysis would be required to determine the effect of a density increase on efforts to preserve agricultural areas of the county such as this one. Land Use Policy 5 of the Pala Pauma Subregional Plan seeks to designate existing agricultural operations under the rural lands regional category, when consistent with parcel sizes, to limit the intrusion of incompatible land uses into existing agricultural areas. The area would need additional study to determine consistency with this policy.
- General Plan Policy LU-2.4 seeks to ensure that the land uses and densities within any Regional Category or Land Use Designation reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.
- Most of the property is in a very high fire hazard severity area. Policy 6.11 seeks to assign densities in a manner that minimizes development in extreme, very high, and high fire threat areas.
- Although the property's former General Plan designation was similar to the workplan designations, the most intensive designation evaluated on the property during the referral process was RL40. A change to this designation would require additional study not previously undertaken during the General Plan Update process.

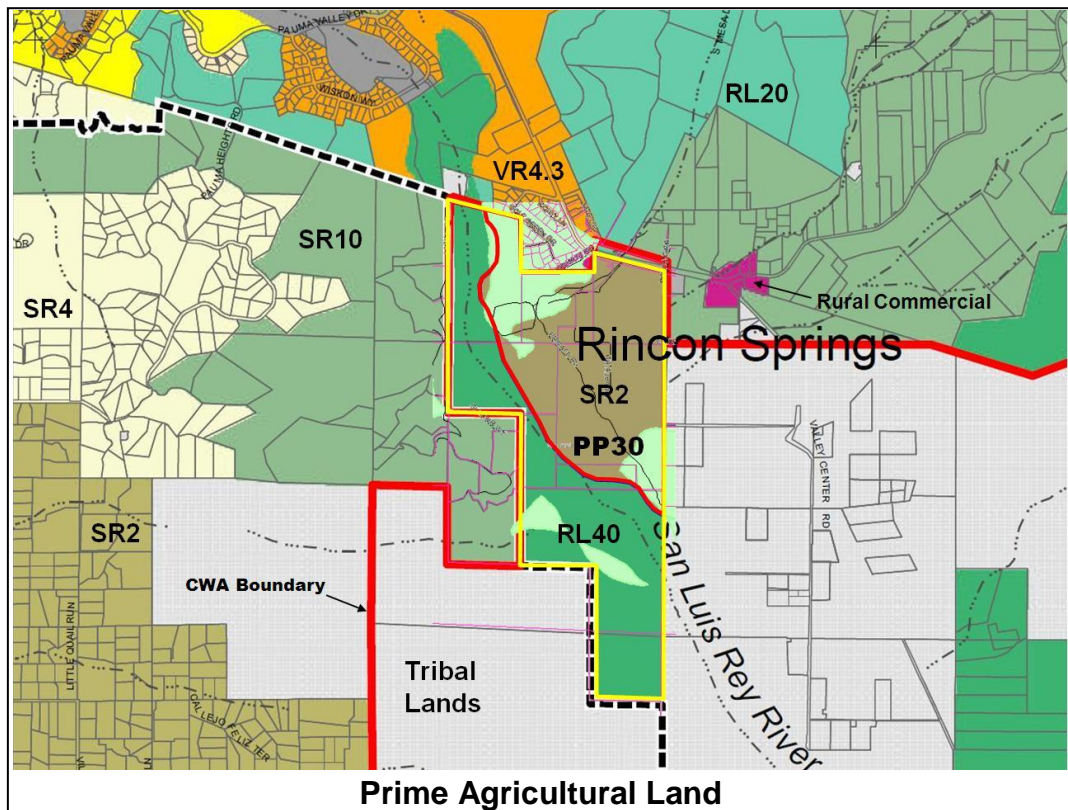
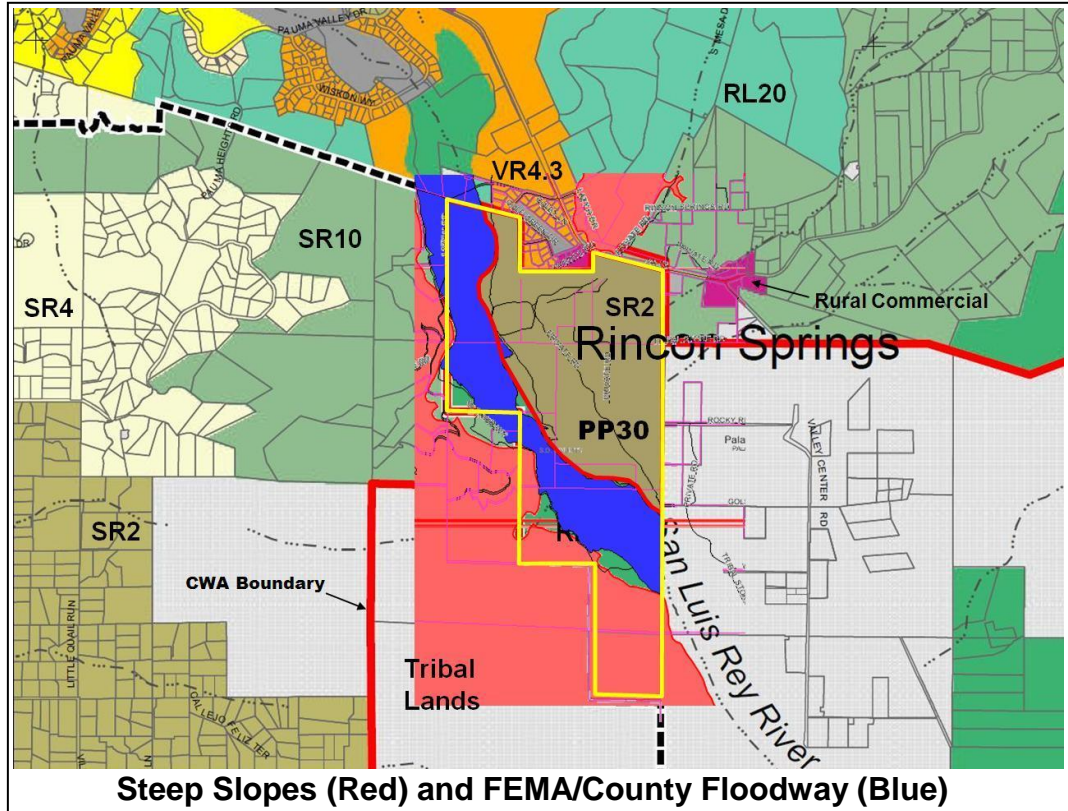
**Lot Size Map**



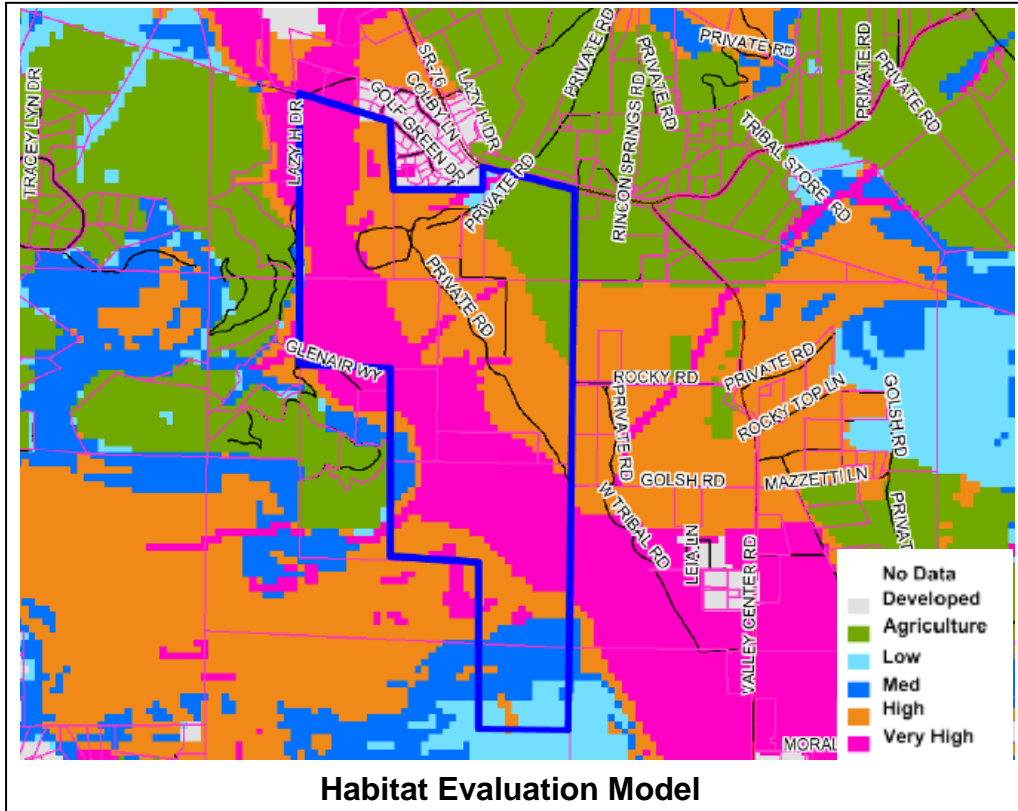
For Additional Information (January 9, 2012 Staff Report): [PP30](#)



### Property Constraints



### Property Constraints



Report of Pala Pauma Community Sponsor Group to San Diego County DPLU concerning: Property Specific Request PP 30 subsequent to the request of the Board of Supervisors direction to DPLU Staff to further evaluate the Property Specific Request PP 30 and to coordinate with local stakeholders

### **Recommendation of the Pala Pauma Valley Community Sponsor Group**

**Assign a land use designation not less than SR10 for the northeastern portion of the property and RL 40 for the southern and north western parts of the property.**

This recommendation was adopted by motion regarding a published agenda item of a public meeting held March 6, 2012, at which the owner of the property and advisors were present. It is the same land use designation recommendation that was made in the prior review of the subject property.

### **Summary of presentation and discussion**

Representatives of the owner, in the presence of the owner, made a presentation that in their view justified essentially the retention of the prior land use designation to now be established as SR2-4 on the north eastern, flatter developable areas and SR-10 on steeper and floodway areas. The basis for that assertion was that they had met with DPLU staff and had been assured that their request would be recommended to the Board of Supervisors as a 'Moderate' level of change. Further, they expressed their view that was the mandate of DPLU set forth in Minute Order No. 4 of the meeting of the Board of Supervisors January 9-11, 2012. No substantive analysis was presented for the determination of such a level of change and there was no response to the rationales set forth in the document known as "PP30 Supplement – Implications of Amending General Plan."

In discussion the sentiment of PPCSG was that SR2-4 and SR-10 land use designations were not appropriate for the 13 parcels of some 525 acres included the views that:

1. Much of the land is prime agricultural land with very high habitat values and severely constrained by slopes, 100-year flood plain, and wetlands; and,
2. The majority of the adjacent land, other than Tribal lands, is designated SR-10 and there was no apparent reason for a spot designation of greater density development; and,
3. The property is distant from the village area of Pauma Valley and higher density development would not be consistent with core values of growth in contiguous areas to existing developments; and,
4. The owner stated that he had no intention of ever developing the land and it was therefore unclear as to why a development density greater than the adopted General Plan was required.

Charles Mathews,  
Chair, Pala Pauma Valley Community Sponsor Group.  
March 7, 2010.