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# Pala/Pauma Subregional Plan

## San Diego County General Plan

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Adopted  
January 3, 1979  
GPA 78-03  
Amended  
GPA 01-01  
[GPA 06-009](#)  
Adopted  
August 3, 2011

Amended  
November 18, 2015 – GPA14-001

<b>Introduction</b> .....	1
<b>Chapter 1 – Land Use</b> .....	2
<b>Chapter 2 – Commercial</b> .....	6
<b>Chapter 3 – Public Services and Facilities</b> .....	7
<b>Chapter 4 – Mobility</b> .....	8
<b>Chapter 5 – Conservation and Parks</b> .....	9
<b>Chapter 6 – Special Study Area</b> .....	10
<b>Appendix A – Resource Conservation Areas</b> .....	15

# 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 ~~on 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~~.

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Attest: MARK WARDLAW, Director  
Planning & Development Services

## Amendments

November 18, 2015 – GPA14-001

## TABLE OF CONTENTS

	<u>PAGE</u>	
INTRODUCTION	1	
Chapter 1. Land Use	2	
Chapter 2. Commercial	6	
Chapter 3. Public Services and Facilities	7	
Chapter 4. Mobility	8	
Chapter 5. Conservation and Parks	9	
Chapter 6. Special Study Area	10	
Appendix A Resource Conservation Areas	15	
Figures		
1 – Pala Pauma Subregion	1	
2 – Pala Pauma Context Map	3	
3 – Pauma Valley Village Boundary	4	
4 – Warner Ranch <a href="#">Special Study Area Village</a> Boundary	13	
5 – Pala Pauma Resource Conservation Area Map	17	

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## INTRODUCTION

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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.

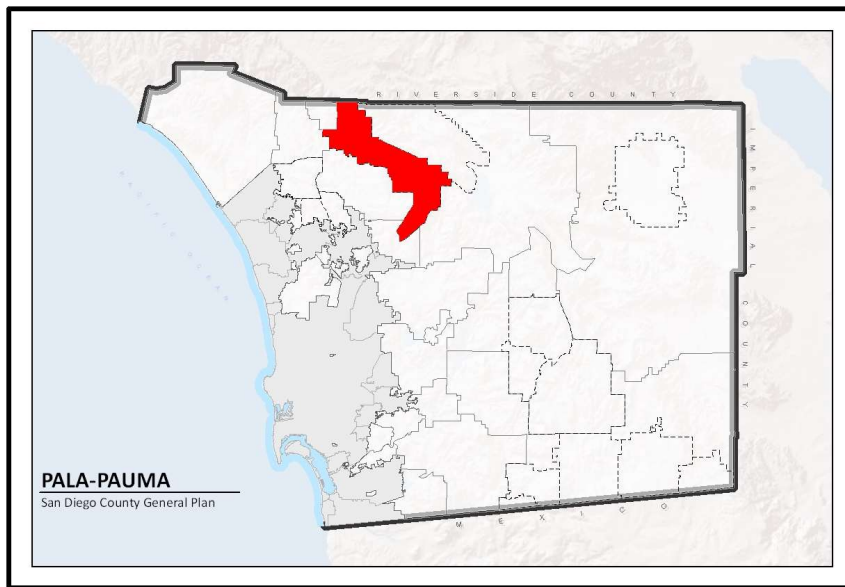


Figure 1: Pala Pauma Subregion

## 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 and as described by this Pala/Pauma Subregional Area Plan, 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) **AND THE WARNER RANCH VILLAGE BOUNDARY (see Figure 4).**

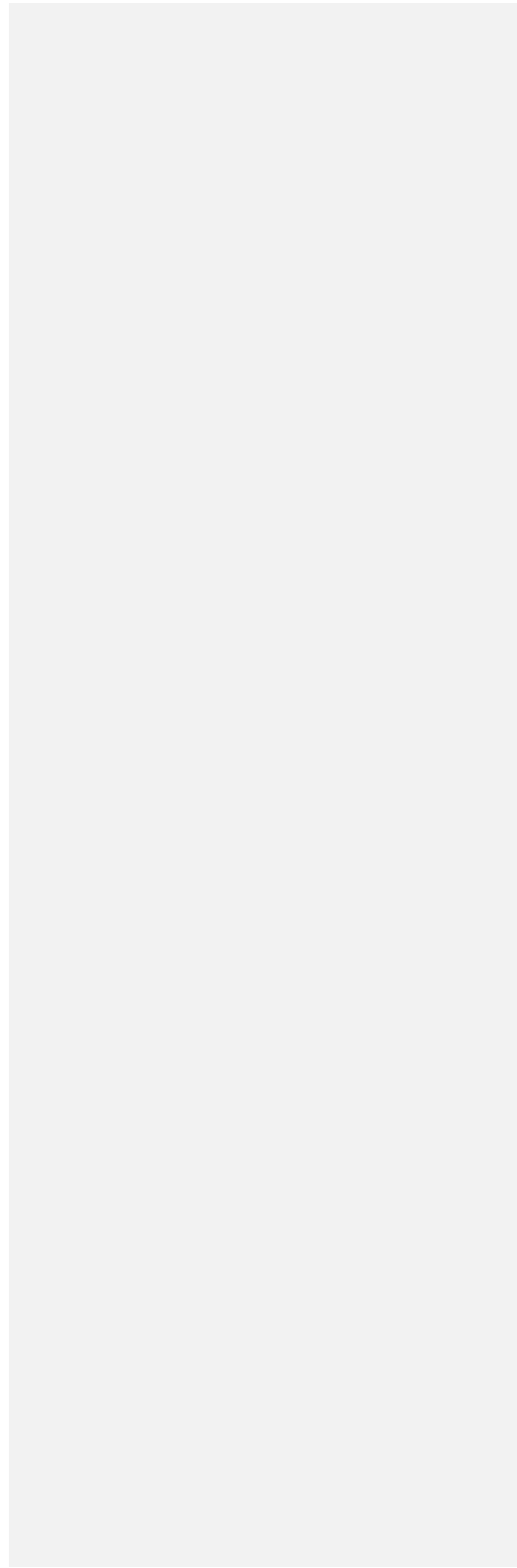
3. The present SANDAG population forecasts indicate that the present Pauma Village cannot accommodate all future population increases for the Subregion through 2030; therefore,

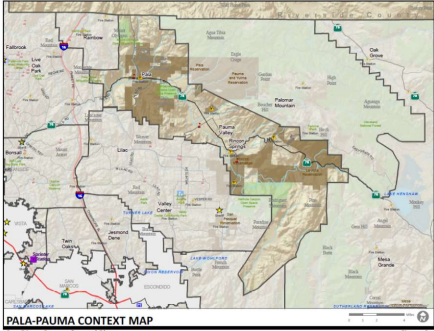
EXPANSION OF THE VILLAGE BOUNDARY SHALL BE CONTINGENT UPON:

- 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.

4. **THE WARNER RANCH VILLAGE BOUNDARY AREA, FORMALLY KNOWN AS THE WARNER RANCH SPECIAL STUDY AREA, SHALL BE DEVELOPED CONSISTENT WITH THE SPECIAL STUDY AREA POLICIES IDENTIFIED WITHIN THE WARNER RANCH SPECIFIC PLAN AND THE APPLICABLE POLICIES HEREIN.**

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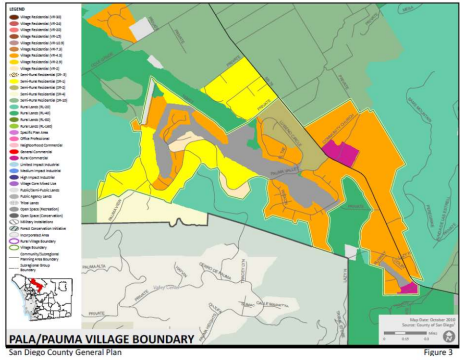


Figure 3

54. 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.

65. Agricultural cropland currently occupies 8,510 acres<sup>1</sup> 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.

6.7 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.

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<sup>1</sup> 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 COMMERCIALLY 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 COMMERCIALLY-DESIGNATED LAND PERPENDICULAR TO, RATHER THAN PARALLEL TO, HIGHWAY 76 WHEN THERE IS A DEMONSTRATED NEED FOR ADDITIONAL COMMERCIALLY-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 FIGURE 3 ON PAGE 4) 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. ~~This land was designated as a SSA during the General Plan Update. Its designation as a The General Plan policies for this SSA required the applicant to conduct planning studies to address certain important property constraint issues to determine the most compatible and consistent land uses for this area and whether a modification to its General Plan Land Use designation would be desirable.~~ The results of these studies were intended to provide additional information to determine whether modification to the General Plan for this area is desirable.

The Warner Ranch SSA analysis ~~has been conducted resulting in~~ the following findings:

*Feasibility Study* — This study ~~intended to~~ identified the existing employment centers within the general area of the project site. The Study ~~also analyzed~~ reviewed the appropriate housing opportunities that could accommodate existing and future employees based upon income levels of the employees, and the proximity to the employment centers. The Feasibility Study ~~has been prepared,~~ documenting the need for additional workforce housing to reduce the current level of job/housing imbalance in this subregion.

*Infrastructure Study* — This study ~~was required to~~ identified opportunities and constraints for providing infrastructure to the SSA. Specific topics ~~for that were analyzed~~ is included ~~documentation demonstrating the ability of Warner Ranch to provide~~ provision of water and wastewater services, ~~availability~~ as well as adequate facilities for fire protection, schools, infrastructure, and other public services. The Infrastructure Study was also required to consider options to reduce energy use and carbon emissions, and conserve water supply through reuse. The rural character of the surrounding area was also considered ~~in as part of developing the this~~ opportunities and constraints analysis. The Infrastructure Study ~~has been prepared, documenting the availability of~~ determined that water and wastewater service, as well ~~the availability of~~ fire protection, recreational, educational, law enforcement, and other utilities and services could be adequately provided to Warner Ranch.

*Land Use/Community Character Study* — This study ~~was required to~~ provided a the framework for the development of a land use plan that would accommodate an appropriate level of residential and supporting civic uses, including park, recreation and trail facilities, consistent with the findings of the Infrastructure and Feasibility Studies. The Study has been completed, including specific recommendations for community design guidelines that upon implementation would limit impacts to physically and environmentally constrained lands, including the conservation, rehabilitation and/or incorporation of valuable resources, and maintaining consistency with Policies COS-11.1 through COS-11.3 of the General Plan Conservation and Open Space Element concerning scenic resources.

The findings and the conclusions of ~~the~~ these studies, were used to determine the most compatible and consistent land uses for Warner Ranch and ~~specifically~~

supports the designation of a portion of the Warner Ranch property ~~to a~~ with a Village General Plan Land Use designation of Village Residential 2.9.



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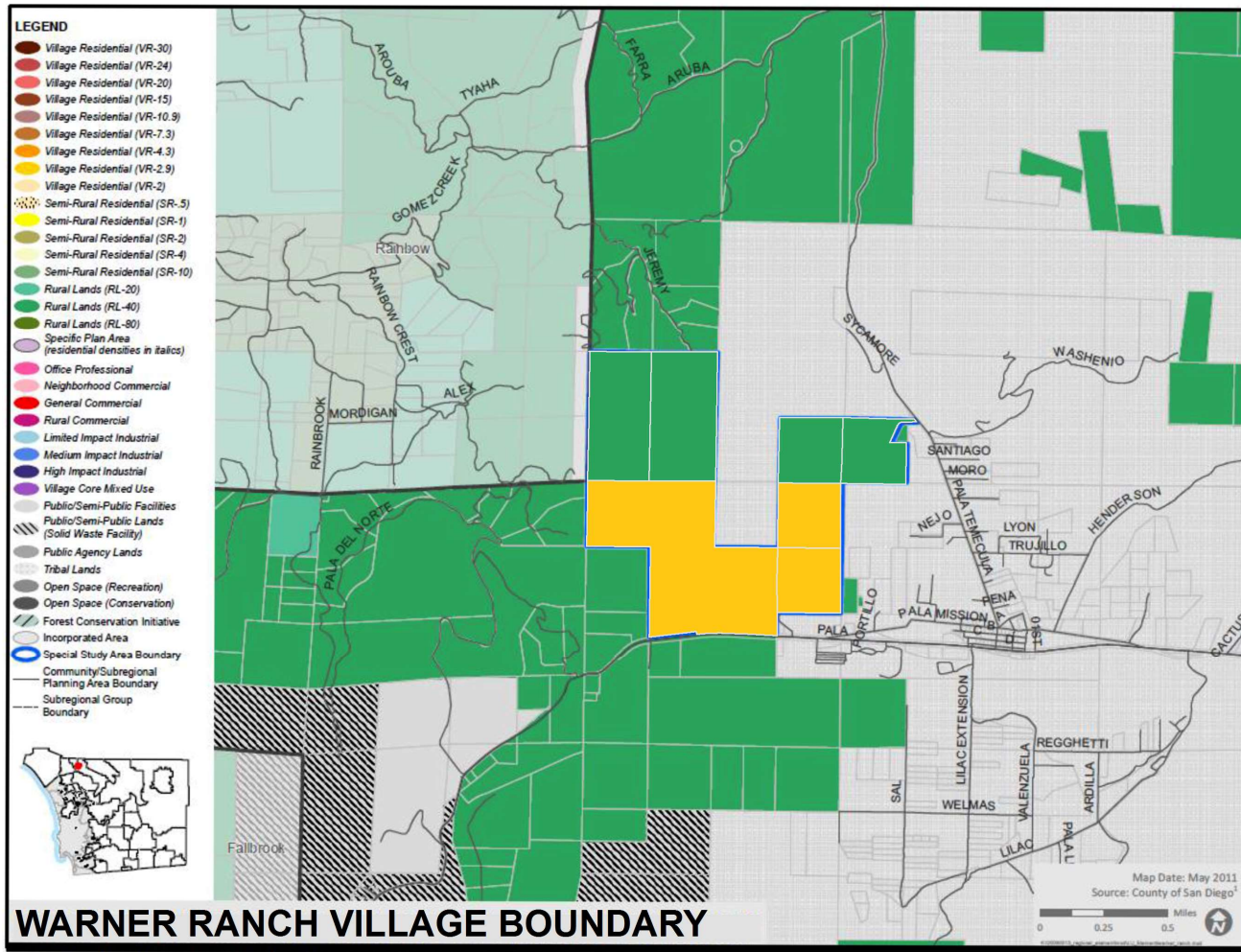
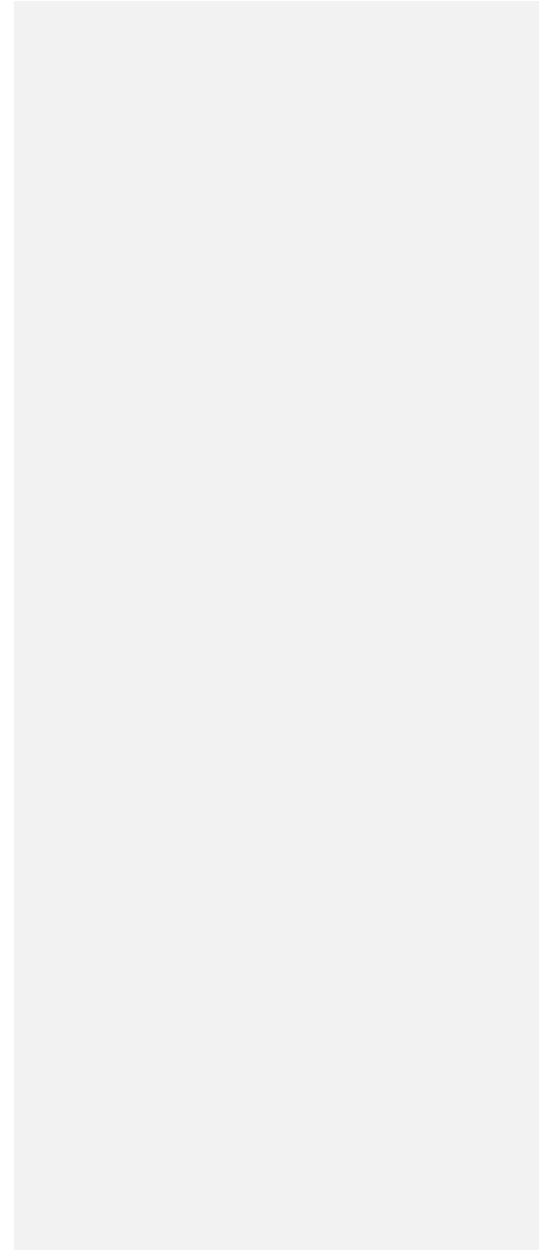


Figure 4

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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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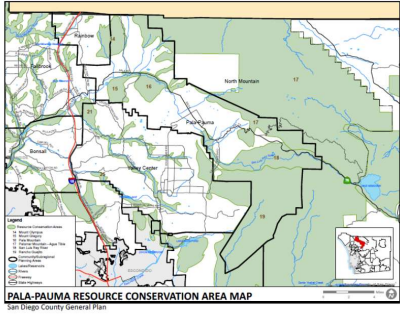


Figure 5

