

PALA - PAUMA COMMUNITY SPONSOR GROUP
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REGULAR MEETING, JANUARY 3, 2017
Final Minutes

Scheduled start time: 7:00 PM

Place: Pauma Valley Community Center
16650 Hwy. 76
Pauma Valley, Ca. 92061

1. CALL TO ORDER: 7:00 PM.

- a. Roll Call and quorum established: Four members were present. Brad Smith, Vice Chairman; Ben Brooks; Bill Jacobs and Suzie Caughey. Absent were Andy Mathews, Chairman and Stephanie Spencer. One vacancy

2. APPROVAL OF PREVIOUS MINUTES:

- a. Minutes from the December 6 meeting were unanimously approved. Motion Brooks, Second Caughey.

3. PUBLIC COMMUNICATION, OPEN FORUM

- a. Fritz Stumpges speaking as a member of the public, asked that the group follow up on two items:
 - i. First, the status of the designation of SR 76 as a Scenic Highway as discussed last month.
 - 1. It was thought that Andy may have these docs.
 - ii. Secondly, that we follow up with the County to ensure that the visual screening in the form of landscaping, that was described as a part of the Solar project installation at the power peaking plant just west of Pala on SR 76, actually takes place.
 - 1. This should be part of the project plan and a requirement of sign-off.

4. ACTION ITEMS:

- a. County Planning and Development Services Department staff member, Mark Slovic (Planning Manager) gave a presentation on the Draft EIR for Warner Ranch, which is currently circulating for public comment. Also a related, required General Plan Amendment, Specific Plan and Habitat Loss Permit are in circulation. Public comment **must** be received in writing (email acceptable) by day's end, February 6, 2017.

The proposed project is a 780 dwelling unit master planned community, encompassing 513 acres. It would also include a 4.2 acre public park, 7.7 acres of private parks, a clubhouse, 2.7 miles of public and private trails and 359 acres of open space. 534 of the dwelling units would be single-family detached homes and 216 would be multi-family townhomes. The project would require approximately 2,300,000 cubic yards of grading, all to be balanced on site. Access would be from SR 76 and acceleration and deceleration/turning lanes would be added at the entrance on SR 76. An onsite Fire Station would be constructed for the County

Fire Authority. Rainbow Municipal Water District has stated that it can and will provide all water and sewer service.

He described that the draft EIR has identified significant and unavoidable environmental impacts to air quality, land use, mineral resources and traffic. It also identified significant and mitigated impacts to aesthetics, biological resources, cultural resources, geology/soils, hazards/hazardous materials, noise, utilities and greenhouse gases.

He explained that many of the community's previously expressed concerns about the incompatibility of the project with the aesthetic character of the surrounding area are not directly subject to consideration in the EIR.

Mr. Slovic stated that this matter will not proceed to the Board of Supervisors until after staff has responded in the Final EIR to all public comment received during the current comment period. Each and every public comment will be responded to. He said that how long this will take is uncertain, but that "maybe" it will be before the Board by year's end.

Mr. Slovic also mentioned that the County Planning and Development Services Department staff has reviewed 3 alternatives. One is Executive lots, one is 200+ homes and one is 300+ homes.

A member of the Fallbrook Planning Group was also in attendance. He stated that they (Fallbrook and Bonsall) would be significantly affected due to the increased volume of traffic headed in a westerly direction. He stated that a significant destination for this traffic is a proposed retail/commercial space of approximately 600,000 square feet near the Rte 76/I 15 interchange. They estimated there would be 9,300 additional trips per day on SR76 if this project moved forward.

Bill Jacobs questioned Mark on the plan to expand the lanes on SR 76 from 15 to this proposed development. Mark stated that "that plan had been cancelled" due to community resistance to change.

Because of the extent of the information contained in the Draft EIR, as well as the General Plan Amendment and Specific Plan, the Committee decided that it would not comment at the time of this meeting. Rather, the members will study the voluminous documentation and individually submit comments. If our Chairman so desires, he might call a special meeting prior to the close of the comment period to formulate comments on behalf of PPCSG.

Mr. Ali Shapouri, the principal of the firm providing engineering, architectural and planning services for the developer was in attendance and offered to attend a future PPCSG meeting if we wished, to discuss the project and the way that he believes the project will clearly be beneficial to the area. He made special mention of the benefit to casino workers, with the assumption that they would be able to relocate, purchase, and afford these homes, leading to reduced environmental impact and drive times.

5. ADMINISTRATION:

- a. Brad Smith reported that on Dec 13, the Board of Supervisors appointed Suzie Caughey, and re-appointed Ben Brooks, Bradley Smith and Stephanie Spencer to the Group.
- b. Unanimously approved for forwarding to the County for reimbursement, a receipt for \$26.13 to Fritz Stumpges for expenses incurred in turning over his records from the past eight years as Secretary to this Group. Motion Jacobs. Second Brooks.
- c. No one agreed to serve as Secretary for the Group. Bill Jacobs recommended that we hire a stenographer to take the minutes of our meeting. Fritz Stumpges said that his minutes in the past were far more detailed than required and could be much more simply prepared. Brad

Smith stated that he felt that all that was technically required in the minutes is documentation of decisions made.

6. ADJOURNMENT:

- a. Unanimously approved adjournment at 8:55 pm. Motion Caughey. Second Brooks.

by Bradley Smith
Vice Chair, PPCSG