

PALA - PAUMA COMMUNITY SPONSOR GROUP
P.O. Box 1273
Pauma Valley, CA 92061
Phone: 760-742-0426

REGULAR MEETING, APRIL 3, 2012
FINAL APPROVED MINUTES

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Date: April 3, 2012

Scheduled start time: 7:00 PM

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

1. **CALL TO ORDER: 7:03 PM.** Roll Call and quorum established: 6 Group Members present: Andy Mathews, Chairman; Bill Winn, Vice Chairman; Fritz Stumpges, Secretary; Ron Barbanell (arrived part of the way through the Warner presentation), John Ljubenkov; and Jim Beezhold. Absent was newly appointed Robert Smith.
2. **OPEN FORUM:** Jim Beezhold used this informal time to speak about last month's proceedings where we considered the meaning of rule #6 where he felt that the agenda didn't mention pending approval of a specific person (named) to the board. He subsequently called the county to get clarification and they said that the notice did not have to specifically mention the name of the person to be considered for an approval vote. He told Andy that he was satisfied that the approval of Robert Smith had been done legally. Discussions continued and Fritz stated that he still had concerns that proper attention had not been made to the proposed voting to approve a person for membership on the board. He requested that clarification be made in our meeting agendas. Andy then said that he would place this also on the agenda for the next meeting. Fritz proposed that we also to the next agenda the possibility of having Andy write a letter to the BOS expressing our support for the Pauma Valley Community Center's request for grant funding to improve the roads here for safety reasons. Fritz was to try to get the minutes out early enough so that the next agenda can include these proposals.
3. **ADMINISTRATIVE MATTERS:**
 - a. The final corrected minutes for March 6, 2012 had been circulated to all members. Bill moved to adopt the minutes, Jim made the second but with further discussion to request to add discussion and possible vote for action to next month's agenda, about last month's Rancho Guejito illegal grading issue. The minutes were then approved 5-0 with Ron not having arrived yet.
 - b. Andy proposed paying the rent of \$44 for the Group's Post Office for one year. Fritz moved to approve, Bill seconded it and it was approved 5-0. Andy mentioned that the county had made substantial payments of back rent for the use of the community center. Fritz thanked the county but said that there still remained several more recent unpaid invoices.
 - c. We discussed the manner of disclosures and handling of actual, potential and perceived conflicts of interest in our Sponsor Group. If needed we can access the county website and the FPPC site for complete details. We each have to take an online training class from the FPPC on conflicts of interest. Andy stated that even though we are only an advisory board, we need to maintain the stricter standards required of decision making bodies, since the lines are somewhat blurry. Andy

mentioned some lines not to be crossed: no gifts received of more than \$420 from an applicant before us and within 12 months before it; no gifts of more than \$420 from any individual in a calendar year; report all gifts of over \$50; we must recuse our self if a property being discussed is within 500 feet of our property or any property in which we have more than a 10% interest; also, the same applies for any property in which we have a greater than \$2,000 interest or if discussion involves any source of personal income of more than \$500, or \$250 if for a family member in the previous 12 months. There is a further extension of these rules in that it is best to not even have a perceived conflict; even though there was no actual conflict, it is better to recuse one's self.

4. DISCUSSIONS:

- a. Ali Shipori, a land use expert, and principal planner for the 515 acre, Warner Ranch Development, then made the first of several planned presentations on the proposed development. They had just made a draft submittal, including the initial EIR, to the County this morning. The project started back in 2005 when the zoning was 2.33 du/acre. In August of 2011 the parcel was made a Special Study Area requiring a Master Plan and this was to include 3 areas: Service and Infrastructure, Community Character with visual impact and lands compatibility, and economic impact under previous PAA and Job/Housing imbalance which might increase the necessity of this development. They had hired Ross Arron (?), president of Market Point Advisors(??), who is an expert on the Economy, Jobs and Housing relationships, to make this plan. He stated that their study showed it would require local housing to meet the current and future jobs development in the area and minimize commutes and greenhouse gasses. First they defined the market area, which they named the Pala CMA (competitive market area), as consisting of zip codes 92059, 92061, 92082 or Pala, Pauma, and Valley Center. The California Department of Employment listed 8,654 jobs in the area. There are 6,566 people over 16, employed in the area and not working at home. This implies that there are about 2000 people driving in each day to fill the jobs. By adding in 3000 people who commute over 30 minutes a day because they must be leaving the area, we are now up to 5,000 people who have to drive into the area. The average job salary here is only about \$37,600 and with this, would only be able to afford about \$185,000 housing. They then had to assume that there would be dual income households making about \$75,000 and able to afford a \$385,000 home. New housing requires an average of about \$130,000 income to buy. There are currently about 1,479 houses that are in entitlement process today; 123 are attached units, or only about 18% are potentially good for sub-\$500,000 workforce housing. There is not enough housing being planned for those who work and live here. You have to go out to 20 miles, like San Marcos and Vista to get \$400,000 housing, unless you want your tax dollars to flow north to Temecula and Riverside County, he said. He emphasized that he was not talking about affordable or subsidized housing. Andy asked him where all of the people who were working here now were living. He said that some were living in substandard housing and some were doubling up with several families living together to afford a house, and that also some 1,100 or so were commuting outside over 1/2 hour. Ali then told us how they had begun planning by looking at this beautiful parcel and thinking that 2 acre homes might be appropriate. But after looking at the adjoining land uses; of high density housing (Pala) and the casino with a huge parking structure and hotel, they were forced to consider who might actually buy housing here. He then showed his diversified plan of a gated 780 units with small single family detached housing, some attached housing made to look like a larger home, and then graduating up to 6 to 8,000 sq. ft. lots. It includes a 3 acre public park, club house, and several smaller parks. They are also proposing to preserve 370 acres or 65% undeveloped. As for Infrastructure, they are proposing a county fire station and a sewage treatment plant sized only

for this project. Water availability is planned to be served through the proposed Northern Pipeline and provided through Yuima. They have a board approved will serve letter to this effect. They are currently in Rainbow water district but it is unable to supply the water. They are going through LAFCO to get Yuima's district modified to include them. Heidi Brow with the Pala Environmental Water Resources then asked Ali how many people would live there and he said about 2.5 to 2.7 times the 780 units or about 1,400 to 1,500 (that math gives 1950 to 2106). She asked about vehicle trips per day which Ali estimated would be about 6 to 8 per day per unit or about 5,460 trips per day from there. Ron and John then emphasized that there are no services such as schools, markets etc. and that this traffic will have to leave the area. Andy and Ali stated that this would all need to be detailed in the VIR study. Andy asked about the current Sub-Regional SSA plan and how does it change the EIR. Ali said that the EIR would not be affected by their full EIR which was just submitted. Andy asked about the 250,000 gallons a day that would be generated and Ali described the system briefly as a new high tech, tertiary treatment plant with holding areas that would be required in the wet season. It would be operated as a turn-key plant by Yuima, who currently doesn't operate any plants. Andy asked about the secondary fire access road and potential traffic impact back out on Pala Temecula Hwy. Ali said that it was designed primarily as emergency fire access route and that the county fire officials were reviewing even the need for it, considering the second access they will have onto Hwy 76. There will be a full 3 way signal intersection at the main entrance and it is planned to be installed in the first phase, (of 10) of development. Heidi Brow then formally submitted a written statement from the Environmental Department of the Pala Tribe and stated that Shasta Gahn of it, and most of the tribal members, are strongly opposed to this development. They do not feel that this is the right project or the right place. She also stated that if this development is approved, the proposed northern pipeline deal between the 5 tribes of the settlement and Yuima will not be allowed to go through tribal lands as planned. The tribe has also declined to offer the use of the existing fire station because of this proposed project. More discussions were encouraged between the developer and Tribes and more will be presented to this board as this project moves forward.

- b. Andy gave a report on the March 28th Board of Supervisor's meeting at which they voted against adopting the elimination of planning groups as proposed by the Red Tape Reduction Taskforce. They voted unanimously to retain and support the planning groups. They will be initiating supplemental planning and training to support the professionalism of our groups.

5. ADJOURNMENT:

Ron moved to adjourn, Bill gave a second, all were in favor and the meeting was adjourned at 8:50 PM

Fritz Stumpges, Secretary, PPCSG

Following a motion by Bill and a second by Ron, these minutes were approved at the May 1, 2012 regular meeting by a vote of 7-0.