

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

REGULAR MEETING, MAY 1, 2012 MINUTES,
APPROVED MINUTES

Page 1 of 3

Date: May 1, 2012

Scheduled start time: 7:00 PM

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

1. **CALL TO ORDER: 7:02 PM.** Roll Call and quorum established: All 7 Group Members present: Andy Mathews, Chairman; Bill Winn, Vice Chairman; Fritz Stumpges, Secretary; Ron Barbanell, John Ljubenkov; and Jim Beezhold, and newly appointed Robert Smith.
2. **OPEN FORUM:** There were no comments from anyone.
3. **ADMINISTRATIVE MATTERS:**
 - a. The final corrected minutes for April 3, 2012 had been circulated to all members. Bill moved to adopt the minutes, Ron made the second and they were approved 7-0.
 - b. Andy asked if the county had paid all of the back rent and Fritz stated that some had been paid but 3 quarters or so had not. We would follow thru with the county to ensure that all back rent got paid.
 - c. Andy checked to ensure that we had all completed our Form 700 disclosure and we had. He then checked to see if any of us needed to update our online Ethics Training; Ron and Robert will complete their renewals by next meeting.
 - d. We discussed the adequacy of our Agenda Format. First we discussed Fritz's concern that items that were up for a possible vote for approval were adequately identified as such. This was to differentiate these from items that were only for discussion. Andy and others stated that anything that was on the agenda for discussion was by default an item which could be voted on. Items that were for group discussion only, remain undefined but presumably will be identified as such? Jim then suggested clarifying our standing rules to ensure that applications for seats on the group were presented one meeting and that we then have one month for consideration before an approval vote is taken. He made this into a motion which was seconded by John. After further discussion the motion was rejected by a vote of 4-3.
 - e. Andy spoke briefly of the Board of Supervisors rescheduled meeting to consider re-zonings in the GPU. He will represent us at this meeting on June 20, and anyone else who desires may attend.
 - f. Andy then spoke about the County's proposed Climate Action Plan and encouraged anyone who is interested in this public hearing to attend on April 27th at 9 AM at the DPLU Hearing Room. He reiterated our previous support for the apparently reasonable tenants of this Action Plan.

4. DISCUSSIONS:

- a. We then reviewed the Landscape and Site plans for the proposed Warner Ranch Development which had just been submitted to the county this morning. The owner's representative, Ali Shipori, and the landscape architect from the Warner Ranch Development planning team were present for the presentation. Ali stated that they had been asked by the county to not present other elements of the pending approval submittals until they had been reviewed by the county and their comments reviewed with the developer. Ali requested that we form a subcommittee that they could meet with more frequently outside of this monthly meeting. There is much time and focus needed on a project of this size which cannot be addressed during this monthly meeting. There were 9 boxes of material already submitted to the county. Andy said that this was a good proposal. Andy then said that he would like to just give them some of the concerns that we already had for their consideration and Ali agreed to take them. Andy mentioned the concern about water supply and the incompleteness of the Yuima's proposal to assume this responsibility by annexing this land into their jurisdiction. Ali responded that it is a complex process that has been going on for 3 years and involves many agencies such as LAFCO. So far Yuima has issued a water availability letter and Warner has come up with an alternate plan to tapping off of the combined Yuima / Indian Settlement line. Pala Tribe has threatened to deny the line from crossing their lands if Warner development goes through as planned. Warner is now thinking of running their own smaller line back to the main Met line. It would still be serviced by Yuima, as would the sewer service. Our second concern is the lack of natural gas there. Ali said that it would be an all electric facility. We were also concerned about the location of the sewage plant. Ali said that it was to be a new, state of the art modular sewage plant which can be added upon as the site grows. Our concern is for the appearance of it from the highway and Ali assured us that it is also a major concern of theirs and will be dealt with. We are also concerned with traffic. Ali said that there is still the one controlled, signalized, expanded highway entrance with entry guard. The other exits are for extreme fire emergency only and they are automated. Caltrans has agreed with this plan. Andy questioned the high-end amenities proposed compared with the moderately priced homes proposed last month. Ali responded that this necessitated their planned development of higher valued unit properties first. Andy made a statement to continue evaluating Warner details by reactivating the Warner Ranch Subcommittee which consists of Andy, Ron, and John.
- b. We then listened to a report on the Mowry property that the Rincon Band of Luiseno Indians is planning to take into Trust. The Vice Chair of the Tribe, Ms. Spenser, spoke of the history of the land and how it had once been part of the tribal lands. This history, its remoteness and abutting lands of Rincon and La Jolla reservation and nature preserve make this land perfect for FTT transfer. Ron moved that we oppose the County's Opposition to this transfer and state our support for it. Fritz gave a second and it was passed 7-0.
- c. Rancho Guejito road grading then came up for discussion. Rikki Schroeder, representative for the owners was present to describe what was done; but more importantly, she informed us that this grading was actually on a parcel of land outside of the Pala Pauma Groups jurisdiction! We enjoyed her detailing the need for improving this old trail for access to grazing lands that now take several hours to access. She stated that there was such a steep grade along this road that only 4 wheel type access was possible and it could never be used as the "development access road". We dropped our plans to insist on full restoral of the trail to pre-grading conditions because of lack of jurisdiction.

- d. Andy presented the draft County Bicycle Transportation Plan and while we found it not as extensive as maybe desirable, upon motion made by Andy and seconded by Fritz we unanimously agreed 7-0 not to object to the draft plan.
- e. Andy presented the letter dated April 18, 2012 from DPLU concerning General Plan Update Zoning Changes, which had been previously circulated to members and upon motion made by Andy and seconded by Ron and unanimously carried we agreed to support the amendments as the impact for PPCSG was minimal and mainly consisted of conforming zoning classification for an entirety of a parcel.
- f. The Pauma Valley Community Association's request for support for their submitted grants to Supervisor Bill Horn were again lacking in specifics. Fritz was not prepared with a request.

2. ADJOURNMENT:

Bill moved to adjourn, Robert gave a second, all were in favor and the meeting was adjourned at 8:53 PM

Fritz Stumpges, Secretary, PPCSG

These minutes were approved at the June 5, 2012 meeting. Bill moved, John 2nd and approved 5-0.