

PALA - PAUMA COMMUNITY SPONSOR GROUP
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REGULAR MEETING, APRIL 2, 2013,
APPROVED MINUTES

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Date: April 2, 2013

Scheduled start time: 7:00 PM

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

1. CALL TO ORDER: 7:05 PM.

- a. Roll Call and quorum established: Six members were present: Andy Mathews, Chairman; Bill Winn, Vice Chairman; Fritz Stumpges, Secretary; Ron Barbanell; Ben Brooks and Brad Smith. Stephanie Spencer was absent.

2. APPROVAL OF PREVIOUS MINUTES:

- a. The Minutes of March 5, 2013 had been circulated to all board members for review and comment. One correction had been incorporated and then it was re-circulated prior to this meeting. Bill moved to approve as presented, Ron seconded and they were approved 6-0.

3. OPEN FORUM:

- a. There was no one in the audience who wanted to speak at our open forum. This is where members of the public may speak to PPCSG on any subject matter that is within PPCSG's jurisdiction and that is not on the posted agenda.

4. ACTION ITEMS:

- a. We started the Warner Ranch Project, revised proposal, review with a pertinent update on other new developments, generally known as Meadowood, going in just 5 miles down the road at the NE corner of Highway 76 and the I15 freeway. Jack Woods, Vice Chairman of the Fallbrook Planning Group, who has been reviewing this large development for about 10 years, told us that the first requirement is the completion of the new overpass and ramps to I15. They are due to be completed about August or September with the remainder of 76 west to Bonsall, due for completion at the end of 2014. D.R. Horton, maybe the second largest developer in the US, bought the property in November and is trying to fast track and avoid some requirements but the county and the responsible planner, Dennis Campbell, have been keeping them to the previous agreements. The new Palomar College Branch, scheduled for ½ of Horse Creek road, is one of 4 projects in that section. Grading is in progress and it will likely be the first project done there. Sewer and water are to be provided by Fallbrook Public Utilities per an earlier agreement with Hewlett Packard, the previous owner. The Campus Park - Passerelle, project is trying to get the grading approved so that they can get started on the housing side of the project (750 Homes). They are also planning a small 70,000 SQ FT retail center. The third part has not started and is called Meadowood. It will be built out by Pardee Homes (750 Homes). They have a will serve letter from Valley Center for water and if Rainbow cannot take their sewage then they have secondary plans to build a treatment plant adjacent to HWY 76. The fourth part of the area

is called Campus Park West. Pappas, a large and famous retail builder, has had the 118 acre parcel for about 30 years now. It is planning about 255 homes, down from 355, and a large, 600,000 SQ FT retail center and with about 100,000 SQ FT of light industrial such as office space. For Pappas, Rainbow has given a tentative approval for water availability and somehow come up with sewage capacity. This is if they can get LAFCO to OK the transfer into Rainbow district. Through lowering the daily average sewage estimate for all of their homes from 250 to 180 Gal Per Day, they found an additional potential for 1,200 homes! Oceanside will take up to 7 million gallons a day total, any more and the rate doubles! Pappas is still trying to complete their EIR with many county issues. The planning group specified that it not be a "destination" so no "Big Box" stores like Home Depot or Wall Mart etc. Also, Pappas still owns 18 acres on the south side of 76 where they possibly plan a convenience center or Hotel. The remaining 98 acres there is owned by Pala where they may build a Cultural Center or something similar. As a side note, Rainbow and Fallbrook have begun to merge their water districts, so far for management and equipment only. Brian Brady, who is the manager of Fallbrook water district, was also present and he had just found out on the way here that he was also the manager of Rainbow!

Next we proceeded with Ari Shapori, the planning/engineering consultant for the Warner Ranch Project. He was going to address the revised tentative map in general with another presentation planned in the near future for the new EIR. He explained that the project's nearness to the Pala Casino was crucial for understanding the need for this development. He explained and showed the gradual development of the Pala Village since about 1904 and how their lands surround the development. He stated that the policy framework for the project started in 2005 as a General Plan Amendment and ok to do a General Plan Study. This evolved in the new General Plan into a special study area (SSA) because it was a single ownership property of 515 acres surrounded by tribal lands and needed special plan analysis. Factors identified were the proximity to the Pala Village and Pala Spa and Casino with associated employment center, lack of local housing opportunities, proximity to numerous casinos and the previous 2.35 DU's/Ac. from 2005, continuous application since then and finally the availability of water, sewer, fire and educational facilities. The Pala Sub Regional Plan identified 3 main General Plan studies which were to try to determine if the modification of the GP was desirable or feasible. The studies are done and approved by county staff. Mr. Ross Malone, of Market Profiles, had last time presented his study showing the need for additional housing with the job/housing imbalance in the valley. There is much gaming, hospitality and farming employment with little available housing priced for them. Therefore there are a 2 to 3,000 commuters each day. There are also some state and local policies related to greenhouse gasses and global warming that require studying this job/housing imbalance as mitigation for miles traveled; not the old level of service and traffic. The feasibility study showed the need to address this. Also the state employment development looked at job categories and wages verses price point of houses (no details of cost values or how the project will address that). Their first study showed a direct drop of 35% in job related miles driven but the county wanted that reduced by half down to 14% (why?). The general plan also required a fully vetted, detailed infrastructure study for a development of this size. This is to include all water, sewer, fire, educational, recreational facilities and traffic. Staff has reviewed it and agreed with the conclusions but has asked for some minor changes. They are using Rainbow for water and sewer, north county fire district to man/operate an onsite station paid for by the development, and Fallbrook and Bonsall School districts to be able to handle all projected growth. Ari explained that the new law about schools only requires that they pay the mandatory, per SQ FT school fee, and the district is then responsible to take the children; no more additional binding mitigation agreements. Jack Hall gave supported for this by saying that the county was planning to build a new grade school in Bonsall to handle the proposed new homes (2535 in just the 4 developments discussed so far). Ron then asked about the traffic study showing a 34% decrease in traffic by having the new homes way out there in Pala. There will be a huge increase in

children needing to be taken and picked up from school, groceries purchased; all so that one of the two parents can be closer to work? Ari said, that he's not a traffic engineer and that the county did a very specific study with regards to work using the SANDAG model for which all traffic studies must comply. It uses Traffic Analysis Zones (TAZ's) which code land use, trip generation and location and then links these zones together to form the starting point of the required traffic analysis study. The original study showed a direct link to casino and agricultural employment centers in that with them, 35% of the traffic which would have to go elsewhere for employment could work nearby instead. This is called a sustainable function of housing and employment being in proximity. Fritz then stated that the model seemed to ignore all of the other trips for school, food, sports, entertainment that would be generated by having this development not back in currently developed areas. Ari stated that this was taken care of by the original traffic analysis and that he would have the traffic engineer present this information at a future meeting. Ari asked that he be allowed to just complete his presentation of what they had submitted and where they are now. We will have another complete meeting to study the EIR in detail. The infrastructure study has been submitted. As for the water, Rainbow issued a water availability letter as well as sewer availability. The North County Fire Protection District has agreed to the new Warner Ranch station which will work with the existing Pala Mesa station for complete 5 minute coverage. Warner Ranch will dedicate the property and is working on financial methods to cover building, maintenance, and operations of the station through current and future property taxation and at no cost to the county. And then Ari stated there is the very important land use issue of community character or protecting the rural character of the surrounding lands. This proposal is an outgrowth of the Special Study Area (SSA) created by the county to be able to address concerns of a large development like this. Ari showed the random, slow growth of the Pala Village over the last 100 years. It went from 27 acres developed by 1938 slowly up to about 616 acres now. Fritz asked how many homes? Ari didn't know. Ron wanted to know what we were supposed to take from this? Ari said that the county general plan doesn't even consider tribal lands or non US lands. But from CEQA and planning they needed to consider the village with jobs, parks, retail and only underserved by available housing as evidenced by 90% of the workers living outside the area. So the proposed housing is for the workers in the entire Pala Pauma valleys.

Ari then showed the overall project with 70%, or 390 acres preserved for the north county habitat conservation plan and only 86 acres of developed lots. The land plan is for single and multi-family, duplex and six-plex housing with an improved public trail corridor along the highway. There is a full signal with two left turn lanes and a gated entrance. The fire station and 3 acre public park are at the entrance. Ari showed us how the development would be barely visible through the landscaping along the highway and from the casino. Internally there would be several public parks and club houses. The homes would all be market rate (not low income or section 8) and range from roughly \$225K to \$350/\$400K. Andy suggested that these homes might not be compatible with the income levels of the intended workers to which Ari said that both partners would need to work. Ari described the delicate balancing required to come up with the types of housing proposed. Andy asked about the sewer and Ari described it as a forced main where the sewage is pumped down to the Rainbow processing facility. Caltrans is keeping the 2 lane community character road designation for highway 76 and has accepted the need to having the forced main in the roadway. Ben asked about the visual and noise impacts to and from the highway in the EIR. Ari said that it is all covered but he would take several extra pictures showing the water tank and views.

Andy asked for public comments. A question about swimming pools was answered that there was one inside and none in the public area because the county does not want to maintain them. Sewer costs were discussed and all will be covered by the sewer connection fees and development payments. Ron asked about homeowner fees to which Ari said they would be

determined and disclosed to potential buyers. Another asked about entrances and Ari said there were two additional exits for automated use only in emergencies. Another questioned how Rainbow just magically came up with all of this sewer capacity. The new manager, Brian Bradey, described how the new figures for reduced sewer discharge/family allowed many more connections. Walter Resnec, Pala Band legal representative, spoke of their opposition and concerns that these types of developments will now spring up alongside other tribal villages completely ignoring community character. He noted the board of supervisor's desire to be able to ignore the general plan and do their own "special study" approval of these areas. He said he would have to take a critical look at the economics of this proposed development for casino and farm workers when it comes available. Ron noted our lack of knowledge and resources needed to counter these developer assertions and asked if he would be given the resources to debunk this proposal with substantiated facts? Walter said that the Pala Band is committed to its opposition. Ari said that he welcomed any challenges and believed in the planning science used to meet the housing for the work force. Jinny Merher stated that 9 of the 32 homes around her in Pauma Valley were foreclosed upon. These were homes that a couple years ago sold for \$600K or so and yet not one casino or farm worker bought a single one when they were priced below the \$250K Ari believes he can get them to pay for a small six-plex condo. Ari said that the market will improve and this new development will build out as well planned like the unplanned village next door did.

Andy then asked for comments from the group. Ben said he was concerned that the main potential benefactor from the development was strongly opposed to it; which doesn't make sense unless they also don't believe the assumptions. Walter Resnec confirmed the bands doubts. Fritz then said that he didn't believe that miles driven would go down or that the community character was being preserved. He said he believed that it was just a way for some to make money by bringing Irvine into this beautiful valley. He said that if this happens, then he will have to leave. He suggested that if they like Irvine, why he doesn't just go back there where these developments are welcome. Ari felt that it was a personal attack not called for but everyone assured him that it was a reference to this type of development and not him that should leave. Bill then questioned the Highway 76 improvements and Ari responded that the Cole Grade road junction signalization was specified by the county for mitigation. Ron then suggested that none of our response was personal but that he believed Andy's statement that this was a game being played to certain rules which are not necessarily for the benefit of Pala/Pauma Valley and that he just hoped that it would be played fairly. We just need the resources and time to respond with precision and objectivity as concerned citizens. Andy then made a motion to continue this evaluation because we do not have enough information to make a conclusion one way or the other. And secondly that he should be authorized to summarize the points made here and previously, in a letter to the county as the comments of the group. Bill seconded it and it was passed 6-0.

- b.** We then discussed the revised, proposed, county Site Implementation Agreement. Andy moved that we approve the agreement as rewritten and circulated with our remaining two comments reiterated for hopeful incorporation this time: 1) that there should not be a wavier on the SIA allowed by the director even if the conditions are none; then it is clear; and 2) that judicial remedies may not be adequate in a case of failure to comply because of the timescale to achieve those remedies; and that should it not be in compliance with the SIA then the building permits should be void and the developer could no longer continue. Bill gave a second and Brad suggested that the term SUSPENDED should be substituted for VOID, to which Andy agreed; it was then approved 6-0.

5. ADMINISTRATIVE MATTERS:

- a. Next we considered communications we received from the Rincon Tribe / Harrahs' Casino in response to our previous recommendations regarding the new proposed signalized intersection there. Andy had drafted a response and circulated it prior to this meeting for discussion and possible approval. Andy made a motion to approve this response and send it out. Bill had made a couple of suggestions which were incorporated and Brad asked if he could reiterate them. Bill stated that he wanted Andy to correct Chairman Bo Mazzetti's statement that the traffic problems there were everyone's problems, by reminding him that these problems were created by their Casino Expansion and are now becoming everyone's to deal with. Brad stated that we are only responding to what we were told by them and the community, and by what we understand. Bill added that several of us asked for comments on the previously proposed fourth lane at the entrance and they would not even make a comment toward a resolution. Now they are stating that the fourth lane is a possibility contingent upon completion of future land transfers. Had we had a statement to this agreement, we would have approved their plans back then. Fritz also added that the south entrance was an issue to the community and the Chairman's response that we "had gone outside our scope" was untrue. Ron expanded by referring to a county letter that stated "Sponsor groups may advise appropriate boards in business on discretionary projects as well as planning and land use matters important to the community". Ron added that the Chairman's letter deserves a response with a cordial, thorough discussion at the next meeting. Bill gave a second to approve the motion with consideration given to the clarifications from our discussions for approval above. The vote was 5-0-1 with Fritz abstaining due to not having read the entire response.
- b. Next we considered approval of operating expenses. Andy requested approval for paying of the costs of our post office box for a one year period; which he estimated at \$180 then. Bill moved that we approve the requested \$180, Ben gave a second and this was approved 6-0. (Note: The day after the meeting Andy found an error in the rental amount and informed us that it was only \$46 per year that he had to submit.)

6. ADJOURNMENT:

Brad moved to adjourn, Bill gave a second, all were in favor and the meeting was adjourned at 9:14 PM.

After the meeting we took unofficial comments from a community member who wanted to request our support for Senior Paraplegic Transportation for our area. He has been granted two busses from the FTA but has been turned down for operational funding from SANDAG. After he briefly described his service we suggested that we place it on the agenda for the next meeting so that we could officially consider his proposal then. We suggested further official information about his previously called Valley Center Recreational Center and that he work with Ben on this.

These minutes were approved at the 5/7/2013 meeting. Ron moved to approve as amended here, Bill gave the second and they were approved 5-0.

Fritz Stumpges, Secretary, PPCSG