

**PALA - PAUMA COMMUNITY SPONSOR GROUP**

**P.O. Box 1273**

**Pauma Valley, CA 92061**

**Bradley Smith, Chair**

**Phone: 760-742-3458**

**MEETING MINUTES**

**REGULAR MEETING, APRIL 16, 2019**

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: Five members were present. Bradley Smith, Chair; Bill Jacobs, Vice Chair; Suzie Caughey; Larry Curtis; John McKay.

**2. APPROVAL OF PREVIOUS MINUTES:**

- a. Minutes from the February 12, 2019 meeting were approved. Motion Jacobs, Seconded McKay.

**3. PUBLIC COMMUNICATION, OPEN FORUM: None**

**4. PROJECT UPDATE - Shadow Run Ranch**

Robert Hingtgen, Planner from the Planning and Development Services Department and project representatives for the proposed Shadow Run Ranch residential development (Mark Thompson, project planning consultant and Ron Deutschendorf, Project Manager) gave a presentation updating the details and status of the project. It is a proposed 44 lot residential development in a grove area on the north side of Hwy 76 west of Adams Drive. Lot size will be a minimum of 2 acres with only approximately 1/2 acre building pad and driveway entrance cleared on each lot. The remainder of each lot and a permanent 39 acre agricultural lot will remain planted with the existing groves. The HOA will maintain and operate the agricultural areas, excluding the Homeowner groves. The Homeowner will have a choice as to self-manage their groves or pay the HOA for this service. A secondary access/egress point will be off of Adams Road. There will be recreational open space within the private development. A 100 ft wide grove strip will remain as a buffer along Hwy 76. The development is annexing into Yuima for water and fire service and each lot will have a septic system. Hwy 76 will be widened at the main entrance to the development to include a right turn deceleration lane and a left turn pocket. The county hopes to return to the Group fairly soon to get a formal recommendation from the Group before proceeding to the Planning Commission and Board of Supervisors for final approval.

**ACTION ITEMS:**

- a. Consideration of a **Lot Split/Tentative Parcel Map** for a 5.6 acre parcel on Upper Luiseno Circle in Pauma Valley. PDS 2019-TPM-21273. The tentative parcel map would subdivide an oversized parcel of land into two residential lots of about 2.8 acres each, and create a building pad of about 1.3 acres on each lot. The site is located in Pauma Valley Estates and within that, inside a homeowner's association, Rancho Homeowner's Association. Bill Winn, president of the HOA, spoke in support of the lot split, saying it was in character with the other lot sizes within the HOA area and stated that a number of years ago, the HOA had discussed and approved the splitting of this lot. Smith requested that he be sent a copy of the HOA's approval of the split. A motion was made (Curtis), to recommend approval of the lot split

after Chairman Smith receives written confirmation from the HOA of their support for the lot split. Seconded (Jacobs). Passed unanimously.

- b. **Application for Membership** - An application for membership in the Group was received from Kimberly Mead. She was present and spoke about her desire to contribute to the community and her general knowledge of local issues from her time living in nearby Valley Center. A motion was made (McKay) and seconded (Caughey) to recommend to our Supervisor that she be appointed to the Group. Unanimously approved.

**ADMINISTRATION:**

- a. A motion was made (Curtis) and seconded (McKay) to recommend to the County that they reimburse Bradley Smith for renewal of our Group's official PO Box in the amount of \$100. Unanimously approved.
- b. Next Meeting - May 7, 2019.

**ADJOURNMENT:**

Motion to adjourn, Jacobs; second, Curtis. Adjourned at 8:45 pm.

by:

Bradley Smith, Chairman PPCSG