

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL  
PLANNING GROUP. Minutes of the meeting on 11 July 2016, at Dehesa School, 4612  
Dehesa Road, El Cajon

**A. CALL TO ORDER.** Chairman Wally Riggs called the meeting to order at 7:05 PM.

**B. ROLL CALL.** Planning Group members Bowen, Slagill, Carroll, Walls, Wessel, Riggs, Bretz, Manning, Harris and Underwood were present, forming a quorum of 10. Members Ulm and Hertel were absent, but excused. Seat 10, Seat 12 and Seat 15 are vacant.

**C. PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was recited.

**D. APPROVAL OF MINUTES.** Darin Wessel moved the Planning Group approves the minutes of its meeting on 9 May 2016 as submitted. The motion passed (8 yes; 0 no; 2 abstain: Carroll and Harris).

**E. PUBLIC COMMUNICATION.** No one from the public requested to speak. Group member Darin Wessel reported that the rural mailboxes at the beginning of Sloane Canyon Road were recently vandalized again, only about 6 months since USPS replaced a set of vandalized, damaged boxes; this time the entire set of boxes was disconnected at ground level and removed.

Group member Mary Manning reported that a community member called to tell her that in the last couple of weeks at the Collie Street and Harbison Canyon Road intersection, there have been at least 2 more traffic accidents, one of which was a head-on collision. She also mentioned that CAL Fire personnel were inspecting various properties and neighborhoods for compliance with fire defense clearance requirements.

Group member Lory Walls reported that she was seeking clarification from the County Department of Public Works concerning weed abatement in the County road right of way, particularly concerning the responsibilities of the property owner versus the County for weed control.

(Later in the meeting, following agenda Item G3b, Lory reported that representatives of the Dehesa Valley Community Council met with Supervisor Diane Jacob, Sycuan Tribal Chairman Cody Martinez, National Wildlife Refuge officials and others concerning location of community hiking and riding trail segments across former sand mining property to provide expected community trail access across the present Sycuan Reservation land, with the goal of connecting historic public trails in Sloane Canyon, including the California Riding and Hiking Trail, to the County trails network; she said a field trip is scheduled for July 14 to look at some possible routes that are being considered by the Tribe and others.)

**F. ACTION ITEMS.** None.

**G. GROUP BUSINESS.**

**G1. Informational presentation regarding the potential “Keep San Diego Moving Forward “ measure.** Chairman Wally Riggs introduced Ray Major, inviting him to speak to the Group on behalf of SANDAG, to promote the current sales tax initiative the association has prepared for the November election ballot. Mr. Major explained that the San Diego County Road Repair, Transit, Traffic Relief, Safety and Water Quality Measure, if approved by two-thirds of the voters, would raise \$204 billion over the next 40 years by adding an additional ½-cent sales tax to the existing County sales tax. The funding measure is designed to provide a dedicated source of local revenue that stays in the County and can’t be taken away by the State government; the funds would be used for repairing roads, improving highway, transit and bike/pedestrian networks, and other regional needs. Mr. Major distributed a handout and showed a video that provided details about the need for the measure, and some of the various benefits for the East County that could result from approval of the measure. He explained that the Board of Supervisors has not yet given its approval of including the measure on the ballot; and that if it is included on the ballot, approval by two-thirds of the voters is required to pass the measure.

Planning Group members had questions about the possibilities for any of the new sales tax revenues to be used for road repair projects in the Subregion, as well as questions about how using funds from the measure on Open Space would contribute to reducing the risk of wildfires. Mr. Major encouraged Planning Group members to review the entire initiative on the SANDAG website, and he volunteered to email the Open Space and Maintenance parts of the measure to all Group members.

## **G2. Announcements and correspondence.**

**G2a. Notice of Approval – TPM21080 (Bongiovanni project, 15030 Montana Serena-Crest).** Chairman Riggs informed the Group that he received the County’s Notice of Approval for TPM 21080, the Bongiovanni subdivision at 15030 Montana Serena, Crest. Judy Bowen asked for clarification about the potential impacts of the proposed Environmental Subdivision at 14907 Montana Serena/Montana Serena Court, regarding any road and utility easements through it to the Bongiovanni subdivision. In response, Chairman Riggs introduced the next agenda item: G3a. Followup report. Gibson/Davidson Environmental Subdivision and general discussion on effect of environmental subdivisions on existing easement rights.

## **G3. Subcommittee reports.**

**G3a. Followup report, Gibson/Davidson Environmental Subdivision and general discussion on effect of environmental subdivisions on existing easement rights.** Chairman Riggs invited Planning Group Vice-Chairman Darin Wessel to report to the Group about his research into the issue of the impacts of environmental subdivisions on existing easement rights held by and/or affecting other property owners. Vice-Chairman Wessel provided a handout, “Vice-Chair’s Report on Environmental Subdivisions and Potential Impact on Adjacent Parcels and Easement Rights,” and discussed 1) the various specific requirements for an environmental subdivision; and 2) the legal requirements for parcel maps to show all existing and proposed easements on, and/or potentially impacted

by, the proposed environmental subdivision. He explained that if an environmental subdivision is approved, it does not create any impediments to other property owners regarding existing easements; and it does prevent the establishment of any new easement rights on the environmental subdivision for anyone. The State of California owns the land of the Open Space parcels, and the land of road and utility easements that are created by the environmental subdivision, but the easements are not considered part of the Open Space area. Any changes to the existing easements would take agreement of all of the easement owners, to allow any modification and accept a new easement owner.

**G3b. PLDO report.** Judy Bowen provided everyone a handout, “2015/2016 Crest/Dehesa/Granite Hills/Harbison Canyon Community Planning Group Priority Lists,” which reflects the Group’s support for putting the Old Ironside Park weight training station first, the second gazebo at Nancy Jane Park second, and the tennis court renovation at Nancy Jane Park third on the updated Priority List.

Mary Manning asked about the matter of updating the PLDO funding rules, and making other suggestions to Department of Parks and Recreation, regarding the allocation of needed money for ongoing maintenance of existing County parks’ facilities. She supports allowing any existing County park to have potential access (even for maintenance) to the PLDO funds that accumulate for its district, and she supports redefining the “active recreation” restriction to allow a variety of projects for elder folks to potentially qualify for PLDO funding.

The Group discussed the safety need for more fencing at Nancy Jane Park on the south side, to keep children engaged in active recreation from accidentally getting into the street.

Chairman Riggs asked everyone to think about additional items that could be included in a letter from the Planning Group to the Department of Parks and Recreation, that will provide our suggestions for updating the rules for administering the PLDO funds for County parks, and for the Subregion’s County parks specifically. He announced that the Group would vote on approving a letter on these matters at the August meeting.

**G4. Meeting updates.** The next meeting of the Planning Group will be at 7:00 PM on 8 August 2016 at Dehesa School, 4612 Dehesa Road, El Cajon.

**H. ADJOURNMENT.** Judy Bowen moved adjournment at 8:20 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)