

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 8 May 2017, at Dehesa School, 4612 Dehesa Road, El Cajon

**A. CALL TO ORDER.** Chairman Wally Riggs called the meeting to order at 7:00 PM. Chairman Riggs introduced Allen Trial, resident of the Dehesa area, and newly appointed member of the Planning Group, filling Seat 5.

**B. ROLL CALL.** Planning Group members Rich, Ulm, Carroll, Trial, Wessel, Riggs, Bretz, Manning, Hertel, Underwood and Lucas were present, forming a quorum of 11. Members Slagill and Harris were absent, but excused. Seat 10 and Seat 12 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 April 10, 2017, as submitted. The motion passed (10 yes; 0 no; 1 abstain: Trial; not Planning Group member in April).

**E. PUBLIC COMMUNICATION.** Mary Manning talked about attending the recent Dehesa Valley Community Council meeting, which featured a presentation by Chief Tony Mecham, County Fire Authority/CalFire, who spoke about creating defensible space around homes/structures in areas with high risk for wildfire, and the current proposal before LAFCO to assign fire protection jurisdiction over certain properties in the Dehesa area to the Alpine Fire District; she also learned that the Sycuan Tribe had begun work on the 300-room hotel project adjacent to the Casino, and the Sycuan Square project on their property south of the Dehesa Road/Harbison Canyon Road intersection.

**F. ACTION ITEMS.**

**F1. TPM 21054TE, Request for a time extension for previously considered Tentative Parcel Map at 5550 Dehesa Road, APN 513-073-14.** Chairman Riggs explained that a proposed subdivision project for this property has been in the County planning process since 2007; and in 2010 the Planning Group recommended approval of a Replacement map essentially the same as the project map presented for review for the current time extension request. He introduced Mr. Ken Desenza, consultant for the project applicant and property owner, Mr. Sam Shore.

Mr. Desenza described the history of processing the application with the County, and Mr. Shore provided additional details; they described a number of environmental issues, well water issues, and the change to availability of public water, which resulted in the building of a building a personal residence on one of 4 approved lots. This was followed by obtaining a Replacement Map in 2010, for which there have been several time extensions, including the pending request under review; and during this time, in obtaining a grading permit, the grading for Parcel 1 was altered in a way that reduced the import of fill to the project from 11,000 cubic yards to 7,000 cubic yards, resulting in a lower elevation house pad, a flatter sloped driveway, and less construction truck traffic. The developed lot, and the other three lots, are provided with public water service, and rely on

septic systems; each lot has individual driveway access from Dehesa Road; a 100' Fire Buffer Zone is designated around planned structures; there are no pending CEQA issues.

Phil Hertel moved the Planning Group recommends approval of TPM 21054TE and the request for a time extension for the previously considered TPM at 5550 Dehesa Road. The motion passed (11 yes; 0 no; 0 abstain).

## **G. GROUP BUSINESS.**

**G1. Additional Fire Clearing clarification. (Lucas)** Chairman Riggs invited Group member Tim Lucas to provide any additional fire clearing clarification his research may have provided. Tim reported that he spoke with James Pine, County Fire Marshall, who is currently in the process of developing a consolidated fire code, by comparing the various fire codes that the different jurisdictions in the County have adopted, identifying the differences and conflicting requirements that exist between them; and describing the hierarchy of authorities. A Memorandum of Understanding between the CDF, County Fire Authority, CalFire, various local Fire Districts, etc., states that the local Fire Authority can define requirements for the properties within its jurisdiction. Mr. Pine recommended that if a property owner needs clarification about fire clearing, they should have the local Fire Authority provide its requirements for the specific situation in writing, and then provide this determination to the County if there are questions about exactly what fire clearing can and/or must be done to comply with County Fire Code requirements. He stated that as of 16 July 2017 the San Miguel Fire District would no longer be affiliated with Cal Fire.

The 2017 Consolidated Fire Code is now online, in searchable form, on the Internet. It is a 65-page document, and the topic of "clearing" starts on page 47.

**G2. Chairman's report on the Meeting of the Chairs.** Chairman Riggs gave a brief report about topics discussed at the recent Meeting of the Chairs convened by the County Department of Planning and Development Services: 1) The agenda included updates about the Agricultural Conservation Easement Program and Accessory Dwelling Unit regulations, and an open discussion about the Quimby Act and possible amendments that could be proposed for it. 2) Oliver Stone, Department of Parks and Recreation, offered to keep all Planning Groups in the loop with DPR planning concerning any proposals to amend the Quimby Act. 3) Riggs informed the Meeting of the Chairs that the Crest-Dehesa-Granite Hills-Harbison Canyon Planning Group is not in favor of PLDO funds being available and used for Regional Park projects. 4) Supervisor Diane Jacob may hold a meeting of the Planning Group Chairs and DPR to discuss the Quimby Act and possible changes to it.

**G3. Meeting updates.** The next meeting will be on June 12, 2017, at Dehesa School, 4612 Dehesa Road, El Cajon.

**H. ADJOURNMENT.** Phil Hertel moved adjournment at 7:50 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)