

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 10 September 2018, at Olde Ironside Park, Harbison Canyon, El Cajon.

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

B. ROLL CALL. Planning Group members Rich, Ulm, Trial, Riggs, Bretz, Manning, Hertel and Lucas were present, forming a quorum of 8. Members Slagill and Becker were absent, but excused. Members Harris and Underwood were absent, unexcused. Seat 4, Seat 10 and Seat 12 are vacant.

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

D. APPROVAL OF MINUTES. Member Mary Manning moved that the Planning Group approves the minutes of the meeting of August 13, 2018, as submitted by C

< At 7:10 PM Ralph Slagill arrived, raising the Planning Group quorum to 9. >

E. PUBLIC COMMUNICATION. A resident of Crest spoke about the automobile repair yard next to the retail store at the intersection of La Cresta Road and Mountain View Road, and requested that the Planning Group include an agenda item at its next meeting to consider this business' compliance with pertinent County regulations. (Chairman Riggs asked the speaker to send him an email request immediately, to facilitate finalization of the agenda for the meeting on 8 October.)

Planning Group member, Bretz related that a 60-day comment period has begun for an very large sand mining operation proposed for El Monte Valley in the Lakeside Planning Area; that a public meeting is scheduled on September 25, beginning at 5:30 PM, at the Lakeside Community Center; and that public comments about the EIR must be submitted by October 29. He encouraged everyone to consider the likely significant adverse impacts that this major project, if approved, would have on the environmental resources of this region of the County adjacent to the Crest-Dehesa-Granite Hills-Harbison Canyon Subregion.

F. ACTION ITEMS.

< At 7:20 PM Christina Becker arrived, raising the Planning Group quorum to 10. >

F1. STP-18-023 APN 509-043-08, Application by E & B Petroleum Corp. for installation of two fuel pumps at 103 La Cresta Blvd./Ranch Gate Road, El Cajon (Crest). Chairman Riggs began this action item with an explanation to the large public audience about the policies and bylaws governing how the Planning Group considers and takes action on its advice and recommendation for a project that requires the County's discretionary approval, such as STP-18-023, the application by E & B Petroleum Corp. He also informed the audience that four separate, independent authorities had confirmed to him that the proposed project would not initiate or cause any property tax increases for neighboring properties, so questions and/or discussion about property tax increases would

be out of order and not considered by the Group. Riggs then introduced Mr. Kevin Esho, representing E & B Petroleum, Corp., and invited him to describe and discuss the application.

Mr. Esho explained that the proposed project is to install two gasoline fuel pumps beneath a protective canopy, to install a new retaining wall and parking lot configuration, to install two buried fuel storage tanks beneath a portion of the parking lot, to relocate an above ground propane tank, and to remodel the interior of the existing retail building. He said that the applicant communicated with Crest neighbors of the retail property and collected 256 positive responses supporting the project at the store. Responding to Group members' questions, he said overnight parking would not be permitted in the parking lot; that fuel deliveries would be made after midnight, probably two times per week; the fuel pumps would be open for customers from 6:00 AM until 10:00 PM; that signs for the business would be low, at ground level, and monument based; that the buried fuel tanks would be double-walled with 24/7 monitoring of leakage sensors and an alarm system, all approved by the Fire Department and other agencies; and that all night lighting for the canopy and property would comply with County requirements and be shielded to prevent direct projection of light off property. Mr. Esho then asked his consulting Traffic Study Engineer to discuss the project's potential road and traffic impacts.

The Traffic Study Engineer said his study suggests that 1) creating a middle, third lane on La Cresta Road for left turns, and 2) creating a longer lowered speed limit zone on eastbound La Cresta Road approaching the intersection and entrance to the business, would actually improve the existing traffic and safety situation at the intersection with Mountain View Road; and that with these improvements resulting from the project, there would be only insignificant impacts from any added traffic associated with the project.

Twenty-seven community residents spoke to the Planning Group about the proposed project. Two of them supported the project; the others expressed concerns and asked questions about potential or likely impacts, and did not support its approval as presented. The public's concerns included 1) changes to the historic Crest community character; 2) increased pollution impacts (increased night light, noise, fugitive fuel fumes, storm water runoff and groundwater contamination); 3) increased traffic on La Cresta Road and Mountain View Road, and at their intersection; 4) increased risk/decreased safety for school children and other pedestrians due to changed traffic conditions caused by the project; 5) increased risk of dangerous accidents related to the repeated, cumulatively huge number of fuel delivery trips on a dangerous rural road; 6) and the potential for changes caused by the proposed project to complicate and/or interfere with effective implementation of the Crest Evacuation Plan and the Crest Community Wildfire Protection Plan in the event of an actual community emergency.

Planning Group members made comments and expressed concerns about the proposed project that included: 1) the levels of community and regional support for a Crest gas station are not clear, and are not knowable from the signatures and petitions collected; 2) the perceived "need" for gas pumps in Crest is questionable, and difficult to ascertain, despite existing pumps within 3 miles distance (all downhill) on Greenfield Drive; 3) a CEQA study is not required for the proposed project, since it's proposed to be in compliance with all relevant zoning requirements; 4) a formal site plan for the project must be approved by Planning and Development Services, due to the "D" designator status of the property; 5) reviews of the proposed project details have not been conducted,

and various needed approvals have not been yet obtained, from Department of Public Works, CalFire and San Miguel Fire Department, and others concerning the proposed changes to roads, landscaping, septic system, lighting, etc.; and 6) the property owner has the right to pursue his business interests in compliance with County regulations, but the public has the right to protect and maintain the existing community character, tranquility and safety.

Pat Ulm moved that the Planning Group does not take action and make a recommendation tonight on STP-18-023, and continues it as an agenda item for possible action at a future meeting, when the applicant can provide additional information including (but not limited to) proposed changes to La Cresta Road, the “D” designator formal site plan, night light shielding, landscaping, and approval of the San Miguel Fire Department. The motion passed (8 yes; 2 no: Hertel, Lucas; 0 abstain).

G. GROUP BUSINESS.

G1. Announcements and correspondence. Chairman Riggs informed the Group he had received correspondence that 1) the County Department of Environmental Health has requested comments by 21 September concerning its Integrated Vector Management Plan for dealing with potential outbreaks of diseases carried by mosquitoes, ticks, rodents and fleas, eye gnats, etc.; and 2) on 14 September the Traffic Advisory Committee will consider the issue of a reduced speed limit for West Noakes St. in Harbison Canyon.

Mary Manning announced that there will be a Clothes Give Away gathering at Olde Ironside Park on 6 October 2018, from 8 AM until 12 Noon, and everyone interested should bring any clothing, small household items, toys, etc. they would like to give away.

G1a. Presentation of emergency egress route proposal from Crest. (Khandy Franklin-Collins). Khandy Franklin-Collins, Crest Fire Safe Council, described recent developments towards establishing an Emergency Egress Route for Crest; these include producing an informative flyer with a map of the proposed route(s), creating signs placed along the route, Fire Safe Council signs for roads in Crest leading to the route, continued work on control and management of locked gates, and outreach work to link with San Miguel and CalFire websites. Khandy also discussed the Fire Safe Council’s telephone alert system, an email alert system using the Next Door internet website, and problems with the “2-1-1” telephone alert system.

She said the current Community Wildfire Protection Plan (CWPP) for Crest needs to be changed to include the emergency egress route(s); and the Crest Fire Safe Council would appreciate having the Planning Group become a signatory to the updated CWPP, as well as providing a letter of support from the Planning Group concerning the selected evacuation route plan.

Chairman Riggs agreed to place the consideration of Planning Group action and letter of support for the proposed emergency egress route for Crest on the Group’s October meeting agenda.

G1b. Request for PLDO Priority List (Manning). Chairman Riggs determined, by concurrence with Mary Manning, that consideration of the annual Park Land

Development Ordinance projects priority list should be postponed to the October meeting of the Planning Group.

G2. Meeting updates. The next meeting of the Planning Group will be on 8 October 2018, at Olde Ironside Park, Harbison Canyon Road.

H. ADJOURNMENT. Phil Hertel moved adjournment at 9:30 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)