

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 8 October 2018, at Old Ironside Park, Harbison Canyon, El Cajon.

A. CALL TO ORDER. Chairman Wally Riggs called the meeting to order at 7:00 PM.

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

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

D. APPROVAL OF MINUTES. Chairman Riggs requested a corrective addition to the minutes of the meeting of September 10, 2018, to change the first point listed in the last paragraph on page 2 to read as follows: "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, although 109 signatures in opposition were presented by Crest resident Khandy Franklin-Collins."

Pat Ulm moved the Planning Group approves the minutes of the meeting of September 10, 2018, with acceptance and approval of the correction requested by Chairman Riggs. The motion passed (10 yes; 0 no; 0 abstain).

E. PUBLIC COMMUNICATION. Khandy Franklin-Collins suggested an additional correction for the September minutes, noting that in Item G1a, the last sentence of the first paragraph should be changed from stating "...an email alert system using the Next Door internet website," to state instead "...an email alert system, and the Next Door internet website," to reflect that the email alert system and the Next Door alert system are two separate systems.

F. ACTION ITEMS. Discussion and possible action on Auto Repair/Junk Yard at 128 La Cresta Road, 92021 (Crest). Chairman Riggs opened discussion and possible action on the auto repair/junk yard at 128 La Cresta Road -- which was requested by a resident of Crest at the September meeting of the Planning Group -- by inviting members of the public and Planning Group to explain and discuss their concerns and questions about the appearance, community impacts and regulatory compliance of the commercial operations of this business.

A Crest resident provided the Planning Group with copies of correspondence dated from January-February, 2016, documenting the request for, and the County's response to, an evaluation of the zoning and code compliance of the business at that time. The County determined that the then-established nonconforming use allowed the auto repair business, including the storage of certain vehicles, parts and equipment related to that business; but that any expansion of that nonconforming use was restricted or limited by County Nonconformity Regulations.

Copies of historic and current photos of the business property and surroundings were also provided to the Planning Group for their reference. The historic photographs from

the 1960's show that the rear yard of the current business was then an unfilled drainage channel that was part of the headwaters of Forester Creek. The current photos show that the rear yard of the business is filled with vehicles, parts and equipment; and that certain areas adjacent to the business appear to be filled with similar material.

Members of the public expressed concerns: 1) that the current state of the business operation at 128 La Cresta Road might not comply with the County's requirements and standards that should apply to the nonconforming outdoor use that was established as of February 2016; 2) that the actual date when the County made its determination and established the auto repair business as a nonconforming outdoor use is not stated in the County's correspondence of February 2016; 3) that the restrictions and limits concerning the storage of vehicles, parts and equipment are not clear; 4) and that the current storage may exceed the County's limitations originally determined when establishing the auto repair business as a "grandfathered" nonconforming outdoor use. Other public concerns expressed are: 1) the potential negative environmental impacts to the groundwater and to storm water runoff, into the headwaters of Forester Creek, from the outdoor storage of vehicles, parts and equipment containing and potentially leaking certain hazardous materials; 2) the negative visual junk yard appearance of the auto repair business, with no screening or fencing around the storage area to mitigate for visual/community character/aesthetic impacts; and 3) the accumulation of possible non-business stored material as an undesirable potential environment and source for vermin and vectors that impact community health and safety.

Planning Group members discussed: 1) that it's not clear which County codes, regulations, limitations, etc. apply for this auto repair business, as an established nonconforming outdoor use; 2) that other regulations might apply in addition to the County zoning/code requirements (i.e., Sheriff's license for motor vehicle wrecking yard, MUP for junk yard/wrecking yard); 3) that it's not clear where the boundaries of the auto repair business are, related to the entire area of stored vehicles, parts and equipment surrounding the business; 4) that in addition to questions about the appropriate County code compliance on site by the auto repair business, there appear to be off-site nuisance conditions associated with the business that could be questioned (i.e., dumpsters and other items along Hamlet Road and elsewhere); and 5) that obtaining County Code enforcement action requires a specific request or complaint, which could be made by a citizen, or by the Planning Group on behalf of the community.

Pat Ulm moved 1) that the Planning Group sends a letter to the Code Compliance Division of the County Department of Planning and Development Services requesting a check of the County's records concerning the Crest Auto Repair business at 128 La Cresta Road, to determine and report to the Planning Group and community of Crest: whether the current uses of this business do not exceed, and are all allowed, as "grandfathered" uses by its established nonconforming outdoor use; or whether there are current uses that appear not to comply with relevant County regulations and restrictions; and 2) that the Planning Group requests DPLU to provide it and the community information about: i) the date when the auto repair business was determined to be an established nonconforming outdoor use; ii) the defined scope or limits of the allowed auto repair business, including regulations, restrictions and limits on the storage of vehicles awaiting repair, and the storage of parts and equipment, on business property; iii) the extent of possible encroachment of Crest Auto Repair storage and operations onto

adjacent private properties, including along Hamlet Road on private property; and iv) the relevant environmental and public health requirements governing best management practices for the allowed auto repair business at this location, particularly for visual screening and storm water runoff control. The motion passed (10 yes; 0 no; 0 abstain).

G. GROUP BUSINESS.

G1. Announcements and correspondence. Chairman Riggs announced 1) that a resident from Harbison Canyon has filed as a candidate for election to one of the vacant seats for Harbison Canyon; 2) that Brian Underwood did not file for re-election to Seat 14, Granite Hills, but that the Planning Group can recommend that the Board of Supervisors appoints him to continue filling Seat 14, which will be an action item on the agenda of the November meeting; 3) that he was informed by Department of Public Works that it wants to have an on-site meeting on West Noakes Street, Harbison Canyon, with the residents, the California Highway Patrol, and the Department of Public Works to discuss the possibility of reducing the speed limit there to 15 MPH; and 4) that the County Department of Planning and Development Services is not yet certain if the Crest Gas Station project will be required to carry out California Environmental Quality Act (CEQA) studies as part of the approval process.

G1a. Request for PLDO Priority List (Manning). Chairman Riggs invited Mary Manning to report on the status of the County's request for an updated PLDO Priority List. She described the program for administering the Park Land Dedication Ordinance (PLDO) funds, accumulated by the County and dispensed by Department of Parks and Recreation for eligible projects at certain County parks; she explained that the eligible projects included on the previous PLDO Priority List have not been implemented, but that it would be desirable to ask community residents if there are other potentially eligible projects that could be added to an updated Priority List; and that \$406,974 of PLDO funds are currently available for eligible projects at Nancy Jane Park and Olde Ironside Park. Manning volunteered to coordinate collecting community input from Crest residents concerning Nancy Jane Park projects, and from Harbison Canyon residents concerning Olde Ironsides Park projects, that potentially could be eligible for PLDO funds; and that an updated PLDO Priority List could be considered by the Planning Group at its November meeting.

G2. Meeting updates. The next meeting of the Planning Group will be on 12 November 2018 at Olde Ironsides Park, Harbison Canyon Road.

H. ADJOURNMENT. Mary Manning and Brian Underwood simultaneously moved adjournment at 8:30 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)