

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 12 November 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, Slagill, Trial, Becker,, Riggs, Bretz, Manning, Hertel, Underwood and Lucas were present, forming a quorum of 11. Member Harris was 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. Christina Becker moved the Planning Group approves the minutes of the meeting of October 8, 2018, as submitted. The motion passed (11 yes; 0 no; 0 abstain).

E. PUBLIC COMMUNICATION. Lindin Brooks, Crest resident, explained her efforts to gather signatures of community residents opposed to the addition of two E & B Petroleum gas pumps in Crest; she asked the Group to receive the petition signatures of 162 opponents (109 of these already recognized in Item D of the minutes of the October 8, 2018, meeting of Planning Group); and she asked the Group to receive any additional community input concerning the gas pumps that she might gather.

< Chairman Riggs asked Ms. Brooks to email him a copy of all the petition names she collected for the Planning Group record. >

Bill Bretz, Planning Group Secretary, stated that he noticed the minutes of the Planning Group's meeting on September 10, 2018, contained a typographical error of omission in Item D, in which the vote of approval (the motion passed: 8 yes, 0 no, 0 abstain) was not included after the motion to accept the minutes as submitted was made.

< Christina Becker moved that the Planning Group approves correcting the minutes of the 10 September 2018 meeting, adding to Item D the final sentence: "The motion passed: 8 yes, 0 no, 0 abstain." This motion passed (11 yes; 0 no; 0 abstain).

F. ACTION ITEMS.

F1. TPM 21270, APN 513 120 19, Proposal for a four lot split with one remainder lot at 5146-5148 Dehesa Road and Vista De La Montana, El Cajon (Carlin Subdivision). Chairman Riggs introduced the project applicant for TPM 21270, Mr. Jeff Carlin, and explained that he and Mr. Carlin shared a long term friendship; and that he was delegating Group Chairmanship to Vice Chairman Tim Lucas for Item F1, Carlin Subdivision; and that he was recusing himself from the Group during its consideration of Item F1, to take a seat in the audience as a member of the public and avoid all possible conflict of interest questions concerning any potential Planning Group action taken on Item F1.

Tim Lucas invited Mr. Carlin and his project engineer, Mr. John Savage, to describe and discuss the proposed Carlin Subdivision project, and to address any questions about its suitability for approval. They referred to a displayed Tentative Parcel Map and a large aerial Google photo, while Planning Group members also referred to reduced photocopies of the proposed TPM, as the details of the proposed Carlin Subdivision were pointed out and discussed in relation to the historic and current Carlin family use of the parcel.

The proposed project is to subdivide the 5.97-acre parcel with the existing 2 separate residences, creating a four lot split with one remainder lot; each of the new 5 lots would exceed the 1-acre minimum zoning requirement; each existing residence with its septic system leach field can be accommodated on its new separate lot; the three other new lots can each accommodate an adequate building pad for a single family residence, with necessary access, and adequate setbacks, to comply with all relevant zoning requirements; all 5 new lots will be provided water service by Padre Dam Municipal Water District; the 2 existing wells will be protected with proper setbacks and utilized for providing irrigation water for landscaping and agriculture; 1 lot would have access directly from Dehesa Road, and the other 4 lots would have access from Vista De La Montana. Surveying, grading plans and environmental studies have been completed: 1) there are no legal access problems regarding the private road Vista De La Montana; 2) the small amount of grading associated with all new construction of roads and structures can be accommodated with balanced cut and fill on site; and 3) there are no biological or other environmental constraints on the property.

Mr. Carlin noted that the project would contribute 3 additional homes to the Dehesa area, is surrounded by single rural residences on similar sized lots, and does not conflict with the current character of the Dehesa community, now dominated by the casino and associated developments situated on nearby tribal lands of the Sycuan Band of the Kumeyaay Nation. Planning Group member Allen Trial expressed his concern that the Planning Group should not make a recommendation until the County's scoping and review process was completed.

Phil Hertel moved that the Planning Group recommends approval of the Carlin Subdivision Project, TPM 21270. APN 513 120 19, as proposed. The motion passed (9 yes; 1 no: Trial; 0 abstain; 1 recusal: Riggs).

G. GROUP BUSINESS.

G1. Announcements and correspondence. Mary Manning announced that the church that meets at the Olde Ironsides Park building has signed a maintenance agreement with County Department of Parks and Recreation; it will be charged \$75 per hour for use of the building, with a minimum charge of \$150 for a 1 hour meeting plus 1 hour of set up and breakdown of meeting room chairs, etc. She said that 501.3c non-profit organizations will be charged \$55 per hour for use of the building; and that in the future the Planning Group may not need to request payment from Department of Planning and Development to Department of Parks and Recreation for its meetings at the park.

G1a. Request for PLDO Priority List (Manning). Planning Group member Mary Manning reviewed the four projects for Nancy Jane Park in Crest which are included on the current PLDO List, reporting that County DPR has determined that: Project #1,

Parking on Road Easement, is not eligible for PLDO funding; Project #2, Gazebo Expansion, may be eligible and DPR requests ideas, details and input from community; Project #3, Electricity Service to Gazebo, is not eligible for PLDO funding, but it could be part of a Gazebo Expansion project; and Project #4, Stage at La Cresta/North Park corner, is eligible for PLDO funding, and County DPR requests community input about design of this project. She suggested the updated PLDO List could include 2 projects for Nancy Jane Park: Project #1, Gazebo Expansion Project, with addition of electrical service for lights and equipment; and Project #2, Stage at Park Corner, with electrical service for lights and equipment; and she volunteered to go back to the Crest community for its input about design details for these two projects. Planning Group member Michael Rich volunteered to draw up design plans for the two Nancy Jane Park projects to provide to County DPR.

Chairman Riggs asked the Group to be prepared to complete its consideration and recommendations for the updated PLDO List at the December meeting,

G1b. Discussion of support for Crest emergency egress route. This item will be continued to a future meeting, as the person requesting this discussion could not be present.

G1c. Consideration of applications for Seat #4 in Crest. Chairman Riggs introduced Mr. David Jones, a resident of Crest, who has submitted his application for consideration by the Planning Group, for its recommendation that the Board of Supervisors appoints him to Seat 4 of the Crest-Dehesa-Granite Hills-Harbison Canyon Subregional Planning Group. Mr. Jones mentioned that he has been a resident of Crest since 1996, that he recently became interested in community planning as a result of the current gas station issue in Crest, and that he was encouraged by neighbors to apply for vacant Seat 4. He has worked for Taylor Guitars since 1992, does custom inlay work, makes jewelry, plays music, and has been active with the San Diego Green Building Conference in efforts to obtain Leed Certification for projects in Balboa Park.

Pat Ulm moved the Planning Group recommends that the Board of Supervisors appoints David Jones to vacant Seat 4 of the Crest-Dehesa-Granite Hills-Harbison Canyon Subregional Planning Group. The motion passed (11 yes; 0 no; 0 abstain).

G1d. Appointment of Nominating Committee for group officers for 2019. Chairman Riggs asked for three volunteers from the Group to form the Ad Hoc Committee for Nominating 2019 Planning Group Officers. Riggs recognized and appointed Christina Becker to be Committee Chairman, with Pat Ulm and Brian Underwood as Committee Members. The ad hoc committee will nominate Planning Group members for election as Chairman, Vice Chairman and Secretary for 2019 meeting of the Group.

G1e. Update on Crest Auto Repair issue. Chairman Riggs reported that he met with Mr. Girardo, staff person at Department of Planning and Development Services, to discuss the issues of code compliance by the Crest Auto Repair business; Mr. Girardo explained that Crest Auto Repair is currently in compliance with the grandfathered rights and regulations that apply to its operations; that in the past, illegally parked trailers were

moved when the business was notified; and that in situations of non-compliance, a 90-day time period is allowed by the County for correcting the non-compliance matters.

Comments from the public and members of the Planning Group expressed concerns that the auto repair business looks like a junk yard and/or a used car sales business; questions were raised about potential visual screening, and about regulations concerning selling cars at an auto repair business.

Vice Chairman Tim Lucas mentioned that according to his research, no visual screening of an auto repair business is required, unlike a junkyard business, which does require screening. Chairman Riggs emphasized that County DPDS understands the community concerns about the Crest Auto Repair business, but that the business is not operating illegally with respect to any County code requirements.

G1f. Update on West Noakes traffic issue. Planning Group member Mary Manning reported that a meeting about unsafe traffic speeding on West Noakes included representatives from California Highway Patrol, County Sheriff's Department, County Department of Public Works, the Traffic Control-Traffic Advisory Board, and a number of West Noakes neighborhood residents. Issues discussed included Editha Drive drainage; line of sight problems; paving; signs for speed limits and no parking; that State regulations specify that a minimum of 1000 trips per day on a road is required before a posted 15 MPH speed limit can be established for a segment of that road; that speed bumps are not considered appropriate by the County; and that widening the road is not possible. The County DPW agreed to do brush clearing maintenance to improve sight lines, and to install suggested speed signs on curves and no parking signs at appropriate spots on the road shoulders, with the Sheriff's Department agreeing to tag and cite vehicles needing to be moved to facilitate the DPW work.

G3. Meeting updates. The next meeting of the Planning Group will be on 10 December 2018, at Olde Ironside Park, Harbison Canyon Road, El Cajon.

H. ADJOURNMENT. Phil Hertel moved adjournment at 8:300 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)