

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 12 February 2018, at Crest Community Building, 113 North Park, El Cajon (Crest).

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

**B. ROLL CALL.** Planning Group members Ulm, Carroll, Trial, Riggs, Bretz, Manning, Hertel, Underwood and Lucas were present, forming a quorum of 9. Members Rich, Slagill and Harris were absent, but excused. Seat 6, Seat 10 and Seat 12 are vacant.

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

**D. APPROVAL OF MINUTES.** Mary Manning moved that the Planning Group approves the minutes of its meeting on January 8, 2018, as submitted. The motion passed (8 yes; 0 no; 1 abstain: Hertel).

**E. PUBLIC COMMUNICATION.** No one from the public requested to speak.

Planning Group member Tim Lucas related his learning about the Asian psyllid citrus pest and its companion HLV virus, the urgent need for proper management of all the dispersed “backyard” citrus trees in our area, and actions everyone can take to help control the spread of this serious problem (remove all leaves and stems from fruit and wash it, before transporting any fruit from your backyard citrus tree to elsewhere; spray your trees to limit the infestation of the psyllid pest insect; find specific information about the Asian citrus pest (ACP), spraying for ACP control, etc., online. (Tim agreed to provide his information about ACP to the Crest Community Association for its distribution to residents of Crest.)

Planning Group member Pat Ulm described an unexpected power outage incident in her neighborhood near Mt. View Road in Crest, during which Padre Dam Water District quickly provided minimal backup power from the District’s emergency generators, for supply to the affected SDG&E customers, while the power outage problem was repaired. This arrangement provided electricity to customers for basic needs such as powering water well pumps, and is an example of how the integrated grid and electric generation systems can be temporarily operated during some types of emergencies to compensate for lost generating capacity or transmission from one part of the system grid to another.

**F. ACTION ITEMS.**

**F1. Proposed Cell Site projects PDS 2017-045, 047, 048, 049 at various locations in Crest.** Chairman Riggs welcomed and introduced staff from consulting firm Crown Castle, which represents the applicant, T-Mobile, that is seeking the permits needed to locate antennae and other equipment boxes for its cellular phone network on several existing utility poles in the right-of-way of public streets in Crest; Riggs also welcomed and introduced staff from the County’s Department of Planning and Development Services; and he explained that the applicant’s proposal would be first presented and explained, followed by questions and discussion moderated by the Chairman, with

County staff available to provide detailed information about relevant planning policies, ordinances, legal requirements, etc.

Planning Group member Allen Trial recused himself from participating on this action item, due to his employment connection with the utility company that owns the poles that would be utilized for these projects. Trial left the Planning Group to take a seat with the public, reducing the Group's quorum for this item to 8 members. Chairman Riggs invited Mr. Matt Lavesque, Crown Castle, to explain the proposed projects.

Mr. Lavesque distributed handouts to illustrate the features of each project's existing site and utility pole; a photo-construction of each proposed project's pole with the specific attached cell antenna and equipment; engineering drawings of each project's site plan; detailed scaled drawings of all physical equipment; and traffic control plans for implementing the projects. He explained that these five projects are part of a larger program to attach these small cell antennas to public infrastructure in the public right-of-way, including utility poles regulated by the Public Utilities Commission; that these small cell antennas operate using only 5 watts of power, too low to create radio frequency interference (RFI) problems; they comply with the 45 dB noise standard, making about as much noise as a home wireless router; each antenna site emits electromagnetic field (EMF) radiation at an intensity that is 2% to 3% of the maximum allowed by the FCC, and is roughly the equivalent of a home overhead fluorescent light fixture for the amount of radio frequency exposure emitted.

Members of the public raised questions and expressed concerns about 1) relation of these projects to the program planned in Senate Bill 649 that was recently vetoed by Governor Brown; 2) the possible proliferation of small cell antenna sites in rural and residential areas of East County; 3) the unwanted noise and visual intrusion created by the equipment at each site; 4) the lack of appropriate advanced notification about the projects with the residents living near the proposed project sites; and 5) the possibility that the County has already approved these projects, and it is too late for any meaningful input about the community's interests. In addition to these, the Planning Group members raised questions and expressed concerns about: 1) the noise potentially generated by the proposed projects; 2) the fees paid by the applicant for using poles located the public right-of-way; 3) the size and scale of the equipment installed, and of the changed poles' configurations; and 4) the potential conflicts and/or constraints the proposed projects could cause to possible future efforts to remove poles and underground utility services in residential and rural areas.

County PDS staff Jerry Ramarya and associates informed the meeting that the County has not already approved the proposed projects; the County does want to receive community input about its opinions about the projects, such as by means of community Planning Group meetings; the County's site plan and zoning ordinances do not require the applicant to notify each property owner within 300' of these small cell antenna site projects; the County supports the community's right to defend and express its preferences for the existing community character; the County does not want to lose its control over the public right-of-way and structures within it; and that County planning staff now envisions a program of small cell antenna sites patterned as a dozen or so in cluster here, another dozen or so in a cluster there, with clusters scattered in the unincorporated area.

Tim Lucas requested that the street addresses/locations of these 5 project sites in Crest are listed in these meeting minutes, for the record, as these locations were not included on

the agenda. These addresses are: Site 1 – 2001 West Drive; Site 2 – 487 Mountain View Road; Site 3 – 309 Highline Trail; Site 4 – 277 Highline Trail; Site 5 – 2335 Eucalyptus Drive. Lucas emphasized that the local community has the right to approve or reject projects proposed for the community for aesthetic reasons, and for preserving the existing community character.

Pat Ulm moved that the Planning Group recommends approval of PDS-2017-045, the small cell antenna site located at 487 Mt. View Road, as proposed. The motion did not pass (4 yes: Ulm, Hertel, Underwood, Riggs; 4 no: Bretz, Manning, Carroll, Lucas; 0 abstain).

Tim Lucas commented to the members of the public that a motion for Group action requires 8 affirmative votes by Group members to pass, because County policy requires a majority of a 15-member Group (8 or more) to vote in favor of a motion for it to pass, even if less than all 15 members are present.

Tim Lucas moved that the Planning Group recommends denial of PDS-2017-045, 047, 048 and 049 as proposed at various locations in Crest, based on the finding that the proposed projects conflict with, and do not conform to, the existing community character of Crest. The motion did not pass (5 yes: Lucas, Bretz, Manning, Carroll, Ulm; 3 no: Hertel, Underwood, Riggs; 0 abstain).

Tim Lucas moved that the Planning Group recommends approval of PDS-2017-045, 047, 048 and 049 as proposed. The motion did not pass (4 yes: Lucas, Hertel, Underwood, Riggs; 4 no: Bretz, Manning, Carroll, Ulm; 0 abstain).

Chairman Riggs declared that the Group is unable to take action on the proposed projects considered in this agenda item.

## **G. GROUP BUSINESS.**

**G1. Announcements and correspondence.** Chairman Riggs announced: 1) that Planning Group members are required to submit their completed Form 700 Statement of Economic Interests documents to the County Registrar of Voters by 31 March 2018; 2) Planning Group members are requested to provide their email addresses and telephone numbers at the March meeting; and 3) the County Department of Planning and Development Services recommends that each Planning Group member should establish his or her own separate email address dedicated only to Planning Group business.

**G2. Authorization of rental payment to Crest Community Ass'n for meetings of Jan.8 and Feb. 12, 2018.** Pat Ulm moved that the Planning Group approves and requests that the County pays the Crest Community Association \$200, for the use of the CCA building for the Group's meetings on January 8 and February 12, 2018, at the rate of \$100 per meeting for the two meetings. The motion passed (9 yes; 0 no; 0 abstain).

**G3. Report on Crest Emergency Egress meeting with Supervisor Jacob and other agencies (Kandhy Franklin).** Chairman Riggs asked Kandhy Franklin, resident of Crest, to provide a report to the Group about the Crest Emergency Egress meeting recently convened by Supervisor Diane Jacob. Ms. Franklin thanked the Planning Group for its recent letter of support for a multi-agency Memorandum of Understanding (MOU) that establishes and maintains effective support for designating and using Suncrest

Boulevard as a Crest Emergency Egress route. She reported that resulting from Supervisor Jacob's multi-agency meeting: 1) an MOU between the relevant wildfire response agencies/government departments will be created that establishes a chain of command, that defines each agency's responsibilities, that includes the Crest Fire Safe Council in the chain of command, and that establishes communication networks and protocols including redundancy safeguards to avoid failures; 2) a Community Wildfire Protection Plan (CWPP) for Crest will be updated, which will include (in addition to the MOU between agencies) evacuation plans, evacuation staging areas and routes, maps, communications networks and contacts; 3) each MOU signatory will host a copy of the CWPP for Crest at its agency website; 4) the Endangered Habitats Conservancy is willing to restore road signs for the emergency egress route on its property, if it is provided a letter and/or MOU from relevant agencies relieving EHL of any potential liability for doing so; 5) Supervisor Jacob supports the position that CalFire should accept responsibility for the necessary maintenance of Suncrest Boulevard to make it available as an emergency egress route for Crest. She also said that more information and discussion about the road maintenance issue is needed, that individual and agency control of gate locks seems to be resolved, that San Diego Gas & Electric could be a valuable partner of the CWPP for Crest, and that planning is underway to distribute and make available maps of the emergency egress route as widely as possible across all media.

**G4. Chairman report on Quarterly Meeting of Planning Group and Sponsor Group Chairs.** Chairman Riggs reported that at the recent Quarterly Meeting of Planning Group and Sponsor Group Chairs he was informed that: 1) the County project to align the boundaries of planning areas with overlapping park districts' boundaries is still in progress, with a public review planned for March/April, followed by Board of Supervisors action in the summer; 2) the Department of Parks and Recreation is in the process of eliminating the "active recreation" definition and its related constraints from the PLDO program project eligibility policies; and 3) the County is working to improve the wording that describes of the requirements for processing, passing and obtaining final approval of Tentative Parcel Maps.

**G5. Selection of applicant to fill Planning Group seat number 6 in Dehesa.**

Chairman Riggs introduced Christina Becker, a resident of Dehesa, who has applied for nomination by the Group for appointment by the Board of Supervisors to vacant Seat 6 of the Planning Group; and he reminded the Group about his providing all members by email with Ms. Becker's letter of application. Ms. Becker briefly described her growing up, living and working in the Dehesa area, her work as an architect with local school districts, and her interests in joining the Planning Group. Chairman Riggs mentioned that she has already completed the online training for Planning Group members and has filed the required Form 700 documents; so that if the Group nominates her for appointment tonight, it is possible that the Board of Supervisors could confirm her appointment in time for her to occupy Seat 6 at the Group's March meeting.

Bill Bretz moved that the Planning Group nominates Cristina Becker for appointment by the Board of Supervisors to the vacant Seat 6 of the Crest-Dehesa-Granite Hills-Harbrison Canyon Planning Group. The motion passed (9 yes; 0 no; 0 abstain).

**G6. Meeting updates.** The next meeting of the Planning Group will be on March 12, 2018, at the Crest Community Building, 113 N. Park Drive, El Cajon (Crest).

**H. ADJOURNMENT.** Phil Hertel moved adjournment at 9:00 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)