

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 12 August 2019, at Dehesa School, 4612 Dehesa Road, El Cajon 92019.

A. CALL TO ORDER. Chairman Wally Riggs called the meeting to order at 7:15 PM.

B. ROLL CALL. Planning Group members Rich, Ulm, Jones, Trial, Becker, Riggs, Bretz, Manning, McAndrews, Scholl, and Hertel, were present, forming a quorum of 11. Members Slagill, Underwood and Lucas were absent, but excused. Seat 12 is vacant.

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

D. APPROVAL OF MINUTES. Chairman Riggs asked for a correction to the minutes of the meeting of 8 July 2019, replacing the final sentence of Item F2: “The motion passed (12 yes; 0 no; 0 abstain),” with the sentence: “The motion passed (11 yes; 1 no – Lucas; 0 abstain).”

Planning Group member Mary Manning moved the Group approves the minutes of the meeting of 8 July 2019, as corrected per Rigg’s request. The motion passed (10 yes; 0 no; 1 abstain – Hertel).

E. PUBLIC COMMUNICATION. No one requested to speak.

F. ACTION ITEMS.

F1. Presentation of General Plan Cleanup Item CD401. Redesignate 42 parcels to OS-C and rezone to S80. (County Staff). Chairman Riggs introduced Mr. Josh Menvielle, Land Use Environmental Planner for the County Department of Planning and Development Services, and invited him to make his presentation of the General Plan Cleanup Item CD401. Mr. Menvielle explained that the the Board of Supervisors directed PDS to conduct periodic revisions or “cleanups” of General Plan 2020 following its approval, to address inevitable errors, inconsistencies, legal challenges, changes in ownership, etc., which would necessitate amending the originally approved GP2020; that the cleanup Item CD401 was initiated by the County to address impacts of land ownership changes resulting from the Endangered Habitats Conservancy (EHC) acquisition of 42 parcels for the purpose of conservation as open space for habitat preservation; and he provided a handout with several maps illustrating features and constraints of the properties and surrounding areas where it is proposed to change the General Plan designation of the EHC’s 42 parcels (1,759.55 acres), and redesignate them to Open Space Conservation (OS-C) and rezone them to S80.

Mr. Dave Richardson, resident of Crest and property owner within 300’ of EHC land proposed for redesignation in Item CD401, spoke to the Planning Group about his concerns that firm cooperative agreements must be created between fire agencies and Open Space property owners, to ensure that fire break planning such as the Crest Community Defense Project can be accommodated and accomplished in Open Space areas adjacent to residential properties. He described historic pre-EHC firebreak mowing along Suncrest Boulevard’s south side, and more recent cooperation between EHC and

CalFire on road grading and vegetation clearance for fire safety along 2 miles of the Crest emergency egress route on Suncrest Blvd., and requested that the Planning Group considers including in its recommendation concerning CD401 a condition that EHC must cooperate with San Miguel Fire District, CalFire, and San Diego Fire Authority in effective fire defense planning for the residences and communities adjacent to EHC Open Space properties. Mr. Richardson provided members of the Group a copy of a letter he has sent to County PDS providing his comments and concerns about CD401.

Planning Group member Mary Manning commented that during implementation of the Alpine Fire Protection Plan in some protected Open Space areas, vegetation clearance had to be done by hand because no mechanical work could be allowed in certain specific protected sensitive habitats, and that this can be very expensive and difficult to achieve over extensive areas of such Open Space.

Other members of the Group asked about the nature of communications between EHC and the County departments, Fire Agencies, and the community of Crest; about the challenges of implementing vegetation clearance in a full 100' defensible space zone for a residence located less than 100' from an adjacent Open Space property boundary; about the process for requesting vegetation clearing by a neighboring property owner to achieve the full 100' defensible space for a residence located on an adjacent property; and about the governmental policies providing the basis for the Crest Community Defense Project.

Mr. Menvielle explained that since CD401 is a project directed by the Board of Supervisors, there is no mechanism or procedure for placing conditions on its ultimate approval; he assured the Group that the Endangered Habitats Conservancy has to comply with all of the relevant Fire Codes; that the Crest Community Defense Project is authorized by a Governor's executive order issued in March 2019; and that the County, and involved Fire Agencies, consider the Endangered Habitats Conservancy very cooperative and agreeable to work with, regarding compliance with all codes and policies. He recommended anyone concerned about needed weed abatement and vegetation clearance for fire safety to submit a Fire Hazard Complaint to CalFire, the San Miguel Fire District, or the San Diego Fire Authority.

Member Pat Ulm moved that the Planning Group recommends approval of CD401 as proposed by the County, to redesignate 42 parcels of Endangered Habitats Conservancy property to Open Space Conservation, and to rezone it to S80. The motion passed (11 yes; 0 no; 0 abstain).

Pat Ulm also moved that the Planning Group approves the preparation of a letter which expresses the Group's support, and which also encourages the Endangered Habitats Conservancy's support, of the successful implementation of the Crest Community Defense Project. This letter would be sent to appropriate Fire Agencies, County personnel, and the EHC. The motion passed (11 yes; 0 abstain; 0 no.)

Member Christina Becker moved that the Planning Group approves an amendment to member Ulm's previous motion, such that the Group's letter encourages the Endangered Habitats Conservancy, in addition to supporting the Crest Fire Defense Project, to voluntarily cooperate with appropriate agencies and property owners, to plan and implement effective fire clearance zones on EHC's property, along any of its boundaries that abut Residential Areas, where this is necessary for the provision of the full 100' defensible space zone for a residence located on the adjacent non-EHC property, in order

to create the maximum possible fire protection and safety of existing community residences. The motion passed (11 yes; 0 no; 0 abstain).

F2. Presentation of final plans for signage at El Cajon Cemetery at 2080 Dehesa Road, El Cajon. Chairman Riggs introduced Gregg Wiggins, representative for the El Cajon Cemetery, and invited him to give the Group his presentation of the final plans for signage for El Cajon Cemetery. Mr. Wiggins showed and explained drawings of the proposed ground level Main Entry Monument Sign near the northwest corner of the intersection of Dehesa Road and the Cemetery access drive; and he also showed a photo of the Wayfinding Sign, which would be installed as a street sign at the side of Dehesa Road approximately 435' west of the Cemetery entrance, in accordance with the County zoning section 6201, paragraph 3ii(a), Civic Oriented for community promotion. He asked the Planning Group to recommend approval of the proposed designs of the Main Entry Monument Sign and the street shoulder Wayfinding Sign for the El Cajon Cemetery.

Planning Group member Phil Hertel moved the Planning Group recommends approval of the proposed designs of the Main Entry Monument Sign and the Wayfinding Sign for the El Cajon Cemetery. The motion passed (11 yes; 0 no; 0 abstain).

G. GROUP BUSINESS.

G1. Update on Parks, etc. (Manning). Chairman Riggs asked Planning Group member Mary Manning to provide an update on her communications with Department of Parks and Recreation concerning issues with the County parks in the Subregion. Mary explained that she had provided DPR staff with photos of a number of physical problems at the Olde Ironside Park Community Building needing attention; that DPR staff wants to come to the park to review the possible repairs and maintenance work needed to resolve the problems and concerns; and that she will try to arrange this meeting to occur at the time of the September meeting of the Planning Group at Olde Ironside Park. Mary also provided copies of the photos she emailed to DPR to the Planning Group members.

Planning Group member Pat Ulm expressed concerns that the unabated heavy weed growth at South Lane Park presents a fire danger and safety issue to the Crest community, and she suggested the Planning Group could request and recommend that the County carries out appropriate fire prevention weed abatement at South Lane Park. Chairman Riggs agreed to make her suggestion an agenda item for the September meeting.

G2. Chairman's report on quarterly Chairs Meeting (Riggs). Chairman Riggs reported that at the quarterly meeting of Planning Group Chairs, County staff provided a preview of "Residential Rounding," a policy under consideration for determining the number of dwelling units to allow on a parcel, defining that if a parcel is any fraction larger than 1.0-acres, (i.e., 1.1-acres) its area can be rounded up to 2.0 acres, thus allowing a dwelling unit to be allowed on a 1.1-acre parcel that is in an area that is zoned for Residential at 1 du/2-acres.

Also, the County has streamlined the review process (including a new application form) that is used for assisting the Board of Supervisors in making an appointment to fill a Vacant Seat on a Planning Group, and it will go into effect as of 1 September 2019.

G3. Meeting updates. The next meeting of the Planning Group is scheduled for 9 September 2019, at the Community Building, 2019 Olde Ironside Park, Harbison Canyon.

H. ADJOURNMENT. Phil Hertel moved adjournment at 8:30 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)