

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 18 November 2017, at Old 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, Jones, Trial, Becker, Riggs, Bretz, Manning, Scholl, and Hertel were present, forming a quorum of 10. Members Slagill, Underwood and Lucas were absent, but excused. Member McAndrews was absent, but not excused. Seat 12 is vacant.

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

D. APPROVAL OF MINUTES. Member Mary Manning moved the Planning Group approves the minutes of the meeting of 14 October 2019, as submitted by Secretary Bretz. The motion passed (8 yes; 0 no; 2 abstain: Hertel, Becker).

E. PUBLIC COMMUNICATION. Kandy Franklin, Crest resident, reported that the Board of Supervisors recently approved the designation of Suncrest Blvd. as an official Emergency Evacuation Route for Crest, and that this Route will be added to the Fire Safe Plan section of the Crest Community Emergency Protection Plan. She also reported that a CALFire/McCain Valley fire crew has been working on vegetation-fuel reduction in the Crest area to create a ribbon of wildfire protection for the community.

<Planning Group member Ralph Slagill joined the meeting at 7:10 PM, raising its quorum to 11. >

Planning Group member Christina Becker spoke about the importance of good communications during events such as the two recent small fires in the Dehesa area, and suggested residents consider joining wireless phone applications such as “Next Door” for exchanging relevant, local information rapidly during emergencies affecting the community.

Planning Group Chairman Wally Riggs thanked Group member Mary Manning on behalf of the public, the Group and himself for her arranging the Planning Group’s use of the Community Building at Olde Ironside Park for its four monthly meetings from September through December.

F. ACTION ITEMS.

F1. PDS 2018-STP-18-023, APN-509-043-08. Application by E and B Petroleum Corp. for installation of two fuel pumps at 1103 La Cresta Blvd. and Ranch Gate Road, El Cajon (Crest). Chairman Riggs introduced Mr. Giorgi Naoom, of Najars Engineering representing the applicant E & B Petroleum, and invited him to describe the current status of the proposed project to install two fuel pumps at 1103 La Cresta Blvd. and Ranch Gate Road. Mr. Naoom stated that all of the County’s requirements for completing the proposal have been fulfilled; that all plans have been submitted, including

the Site Plan for landscaping; that the San Miguel Consolidated Fire Protection District has reviewed the Site Plan and found it acceptable; and that the County's Department of Public Works has assessed and approved a Design Exception Request to use AASHTO stopping sight distance rather than the County's standard corner sight distance, based on Site Plan specific measurements and modeling provided by the applicant. He also provided confirming copies of letters from San Miguel CFPD and County DPW, as well as a letter of support for the proposed project from its would-be fuel provider, which stated, "We strive to deliver at low impact times to keep traffic and property congestion to a minimum."

Planning Group members' questions, concerns and discussion included: 1) that to best protect the community and traffic safety, fuel deliveries to the proposed pumps should be restricted to certain night hours; 2) that for improved safety, the trees in the proposed Site Plan landscape design located on the corners of the access drives into the project site are visual obstructions that should be eliminated; 3) that the project design for the pump area and nearby parking spaces may not be appropriate for both ordinary and handicap traffic circulation and parking; 4) that night lighting associated with the commercial operation of fuel pumps would disrupt the community character; 5) and whether a traffic signal light is being considered for the intersection adjacent to the project.

Kandy Franklin, Crest Fire Safe Facilitator and resident of Crest, suggested that if the proposed project is approved and installed, the business operating the pumps should be specifically included in the Crest Fire Safe Plan, which would include an evacuation plan for the business (regarding turning off/shutting down business operations and equipment) so that the community knows what to expect in case of wildfire and emergency evacuation. Other Crest residents expressed concerns: 1) that the C-36 zoning at the project site is not appropriate for the 2019 Crest community character, and has resulted in an overcrowded Site Plan; 2) that proposed project could interfere with traffic flow to the Crest secondary evacuation route during an emergency; and 3) that the proposed project will lead to a significant increase in traffic on La Cresta Road that potentially impacts community safety.

County Planning and Development Services staff confirmed that the applicant has met the appropriate County planning and design requirements and standards; that restricted, defined fuel delivery times cannot be imposed as conditions of County approval, and are not specified by County Code, but would require the voluntary adoption by the business; that details of the parking spaces, the fuel pump area, the access driveways, the landscaping vegetation shown on the Site Plan comply with County requirements; that the business must meet and maintain standards for underground fuel storage, fuel system shutoff, staff training for fuel spill cleanup, and evacuation plans for both on-site and off-site emergencies; that the business must comply with and maintain certain standards which control the type and amount of night lighting; that a traffic signal is not considered for the intersection; and that the C-36 zoning in Crest was continued unchanged in the 2011 General Plan and Community Plan update, and in subsequent plan cleanups.

Planning Group Chairman Riggs noted that the next plan cleanup opportunity to amend and change the existing C-36 zoning in Crest will be in 2021.

Planning Group member Phil Hertel moved the Planning Group recommends approval of the Site Plan for PDS2018-STP-18-023, APN-509-043-08, but also recommends and requests that two certain trees in the landscaping design at the project's access driveways

are eliminated or relocated to increase community traffic safety and approval. The motion passed (8 yes; 3 no: Ulm, Becker, Manning; 0 abstain).

G. GROUP BUSINESS.

G1. PLDO Update on Parks, etc. (Manning). Mary Manning reported that she submitted the updated PLDO Priority List approved by the Group at its October meeting; and that DPR staff wanted to visit Olde Ironside Park to discuss projects there, but a meeting has yet to be arranged for that.

G2. Update on request for four way stop sign at Noakes and Harbison Canyon Road. Chairman Riggs reported that he learned from Department of Public Works that its studies for the proposed stop sign at Noakes/Harbison Canyon Road are not yet completed, so this issue will be continued as an agenda item at the Group's December meeting.

G3. Appointment of nominating committee for group officers in 2020. Chairman Riggs appointed members David Jones, Allen Trial and Eutha Scholl to form the nominating committee for group officers in 2020, designating David Jones as committee Chairman, and tasked the committee with setting up a slate of suggested nominees for elections at the December meeting to determine the Planning Group Chairperson, Vice Chairperson and Secretary for conducting the 2020 Group business and meetings.

G4. Announcements and correspondence. Chairman Riggs announced that the next meeting of the Planning Group will be on 9 December at Olde Ironside Park, Harbison Canyon; the January meeting will be in Crest.

Mary Manning announced she is collecting donations for the "Kids in Need" program of the Harbison Canyon Lions Club.

Christina Becker announced the importance of checking for, and providing correct information for, the Group's contact list of its members.

H. ADJOURNMENT. Phil Hertel moved adjournment at 9:08 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)