

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 11 April 2022, at Crest Community Center, 113 North Park Drive (Crest).

**A. CALL TO ORDER.** Chairman Wally Riggs called the meeting to order at 6:30 PM.

**B. ROLL CALL.** Planning Group members Ulm, Wessel, Riggs, Bretz, Manning, Lutz-Partain, Page and Lucas were present, forming a quorum of 8. Members Rich, Nehring and Scholl were absent, but excused. Member Becker was absent, not excused. Seat 4, Seat 13 and Seat 14 are vacant.

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

**D. APPROVAL OF MINUTES.** Member Pat Ulm moved that the Planning Group approves the minutes of its meeting on 14 March 2022 as submitted by Secretary Bretz. The motion passed (8 yes; 0 no; 0 abstain).

**E. PUBLIC COMMUNICATION.** A resident of Crest spoke about her experiences of being assessed for costs of road maintenance and improvements for properties accessed by Alamo and East Lane; that she did not know of any actual road work resulting from these assessments; and that she is concerned about the County's management of needed road services in Crest. (Planning Group member Ulm suggested her concerns could be addressed at a future meeting as an agenda item for discussion.)

Khandy Franklin, resident of Crest, announced that a new, additional property tax is being proposed for parcels in the San Miguel Fire District, and will appear on the next ballot as Proposition E.

Planning Group member Mary Manning reported that the third virtual public meeting for the planning of improvements to South Lane Park occurred on 24 March; that the proposed dog park area was eliminated from the plan, to be replaced by an open grass area with appropriate native trees; that almost all of the funds budgeted for the South Lane Park improvements project have been expended on the design/planning efforts, so that additional funding must be obtained to implement the final approved plans; and that the improvement projects will need to be carried out in phases as funds become available, so there is a need to prioritize the projects.

**F. ACTION ITEMS.**

**F1. PDS 2022-TPM 21297 Application for a TPM at 905 North 4<sup>th</sup> Street, El Cajon, APN 507-530-26.** Member Tim Lucas, who reviewed this application, introduced and asked Mr. Larry Walsch, the property owner's engineer, to describe details of the proposed 4-lot split of the 5-acre parcel. Mr. Walsch provided copies of the Preliminary Grading Plan and Tentative Parcel Map for members' referral, and explained that the project would result in two new residences built on Parcel 1 and Parcel 2, with the existing two residences on the original 5-acre property to remain, one on Parcel 3 and the other on Parcel 4; a paved private road driveway would provide access to each of the four parcels; each parcel would be served by Helix Water District, and would have advanced

treatment septic systems for waste water disposal; and an existing well on Parcel 1 is available to provide landscape irrigation water to all of the parcels.

Adjacent property owners and members of the Planning Group expressed concerns about potential impacts including: 1) to stormwater runoff into Forrester Creek along the southern boundary of the project; 2) to existing septic systems on adjacent properties; and 3) to the community character of surrounding properties. Group discussion concluded that the project design complies with all relevant County development and zoning standards, and that findings do not exist to support denial of the proposed project. The concerned adjacent property owners were advised to provide their specific concerns about potential environmental impacts to stormwater runoff and septic systems directly to the County's project manager for this TPM.

Darin Wessel moved that the Planning Group recommends approval of PDS 2022-TPM 21297, while requesting that the County takes into account and addresses the concerns of adjacent property owners about potential impacts to runoff and flooding in Forrester Creek, and to adjacent septic systems. The motion passed (8 yes; 0 no; 0 abstain).

**F2. Discussion and action on closure of California Riding and Hiking Trail in Sloane Canyon / Beaver Hollow Road (Wessel).** Darin Wessel provided members of the Planning Group copies of parcel maps, maps of existing road alignments, easement deeds for the riding and hiking trail, and related correspondences that pertain to the portion of the California Riding and Hiking Trail for which access has been recently blocked by a new property owner, who locked the access gate for the trail and installed no-trespassing warning signs.

The Planning Group discussed the documented history and disputes about this segment of the trail. Wessel suggested that the Planning Group provides the property owner with copies of the documentation that establishes the legal existence of the public trail across his property, and invites him to attend the next Planning Group meeting to discuss the closure and consider its legality; Wessel also volunteered to contact the owner about this matter, and to continue further research into the relevant legal public rights that exist.

A member of the public mentioned that the previous owner of the involved property had lost a court case concerning this segment of the trail, which would be important to review; that a CD video showing this trail segment exists, and could be useful to review; and that the current closure and use of the area for the owner's shooting range creates a serious public safety issue.

Chairman Riggs agreed to putting this trail closure issue on the agenda for the June meeting of the Planning Group, allowing adequate time for engaging the property owner, as well as for time to inform other stakeholders (e.g., County Department of Planning and Recreation, California Department of Fish and Wildlife) about the issue and invite them to become involved.

**F3. Signage of trail between Mountain View and Horsemill Road in Crest (Ulm).** Member Pat Ulm provided members of the Group with a copy of the map of County of San Diego Tract 3860, which shows the alignment of the easements for a dedicated pedestrian and equestrian trail that were created by the Cornelius Ranch subdivision

project in Crest. During discussion with the Group, she explained that this trail is not adequately marked with signage to indicate that it is a dedicated public trail, although it is used by area residents who are aware of its existence; that a current property owner has petitioned the County to move a segment of the trail; and that it is not clear why the County has not marked the trail with appropriate signs, and has not informed the Planning Group about the proposed trail segment realignment requested by a property owner.

Pat Ulm moved that the Planning Group contacts the County and makes the requests: 1) that the County Department of Parks and Recreation posts appropriate signs at both ends of this trail (one at the Mountain View Road mailbox #1005, the other at the Horsemill Road mailbox # 1155); and 2) that the County informs the Planning Group about any potential proposed future developments that could affect this trail's alignment. The motion passed (8 yes; 0 no; 0 abstain).

**F4. Discussion of commercial vehicles being parked along Mountain View Road in Crest (Ulm).** Member Pat Ulm reported that the issue of a number of commercial vehicles parked on a residential property on Mountain View Road is an open case with County Code Compliance; and that the property owner has been notified to remove the vehicles, or the County will remove them and charge the property owner for removal costs.

## **G. GROUP BUSINESS.**

### **G1. Discussion of South Lane Park and Nancy Jane Park pest control issues.**

Member Mary Manning led the Group in discussion about the County Department of Parks and Recreation policies (or lack thereof) for pest control in County parks, with Group consensus that regulated, environmentally sensitive, appropriate pest control of gophers and ground squirrels is needed in the Subregion's County parks. Member Tim Lucas suggested that until the gopher and ground squirrel problems are abated, South Lane Park is unsafe, and that signs should be posted that state: "Park is unsafe – watch out for gopher holes".

Tim Lucas moved that the Planning Group requests that the County Department of Parks and Recreation carries out pest control measures for rodents (gophers and ground squirrels) at South Lane Park, Nancy Jane Park and Olde Ironside Park, for the purposes of improving public safety and landscaping maintenance at these County parks. The motion passed (8 yes; 0 no; 0 abstain).

### **G2. Ad Hoc Committee update regarding evacuation in case of wildfire (Nehring).**

Ad Hoc Committee chairman Ron Nehring was unable to be present to provide an update at tonight's meeting. Member Tim Lucas reported that the Ad Hoc Committee has not met since its previous update provided at the 14 March 2022 meeting of the Planning Group.

**G3. Vacancy posting for Seat 4 in Crest.** Chairman Riggs announced that he had copies of the official vacancy notices for Seat 4 (Crest), and asked for attending residents from Crest to post these notices at public bulletin boards in Crest, including at the Library

and Fire Station. He asked that he be notified by email about where these vacancy notices were posted.

**H. ANNOUNCEMENTS AND CORRESPONDENCE.**

The next meeting of the Planning Group is scheduled on 16 May 2022 at Dehesa School, 4612 Dehesa Road, El Cajon, beginning at 6:30 PM.

**I. ADJOURNMENT.** Member Dan Page moved adjournment at 8:10 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)