

**CREST/DEHESA/GRANITE HILLS/HARBISON CANYON
SUBREGIONAL PLANNING GROUP (SPG)**

**Minutes of the meeting – 8 December 2025 at Dehesa School (Cafeteria/Auditorium) 4612 Dehesa Road,
El Cajon CA 92029**

A. ROLL CALL. Chair Nehring called the meeting to order at 6:31 PM. Roll call was conducted. Planning Group members Rich, Ulm, Nehring, Griffin, Branch, Becker, Healy, Manning, Lutz-Partain, and Lucas were present, forming a quorum of 10. Members Morgan and Geiger excused. Seats 8, 13 and 14 are vacant.

B. PLEDGE OF ALLEGIANCE (optional). The Pledge of Allegiance was recited.

C. APPROVAL OF MINUTES – Motion made by Member Healy to approve November 10, 2025 minutes. Motion passed (10 yes, 0 no, 0 abstain)

D. PUBLIC COMMUNICATION

An opportunity for members of the public and Planning Group to speak on items within the jurisdiction of the Planning Group and not on the agenda. Time limit 3 minutes. No group discussion, action, or vote. There were no comments from PG members or members of the public.

E. ACTION ITEMS - Discretionary projects, tasks, motions, proposals requiring a decision or vote

1. Election of Chairman, Vice Chairman and Secretary for the Dec 2025 – Dec 2026 term.

Nominating committee presented their report – Member Healy reported that Chair Nehring will be nominated as Chairman and Member Griffin will be nominated as Secretary. Member Lucas nominated Member Branch as Vice Chair. There were no other nominations. Member Becker made a motion to accept all nominees. Motion passed (10 yes, 0 no, 0 abstain)

2. Proposed Summary Vacation of a Portion of Dehesa Road.

Chair Nehring read an overview of the applicable procedures, policy framework and the role of the PG in reviewing this matter. (see attached).

Richard Chin, San Diego County Dept of Public Works (DPW) and Tom McCabe, Senior Land Surveyor Dept of General Services, Real Estate Division presented on the Vacation on Dehesa Road (the southerly portion of the easement along Dehesa Road). This alignment was part of an easement created in 1978 and since then has been some adjustments to the general plan, but is designated as 4.1B major road – 4 lane roadway on the general plan and it is extremely difficult to do any road widening projects. After review with other DPW sections, it was deemed this portion was excess. Sycuan, the applicant, was asked to leave 48ft of ½ widths from center line and they moved it back and added additional to ensure the curb area is 48ft. Key port is to make better use of the applicants existing property. Member Becker asked for clarification regarding the 48ft. Chin replied it was from center line. Member Becker asked what can be accommodated within that 96ft (i.e., sidewalk, bike lane, turn lane, parking). Chin replied the 96ft can accommodate a 4-lane roadway, bike lane, pathway/sidewalk).

Member Becker asked about the trails concept that was proposed years ago. Chin was aware of the trail, but could not comment. Jeff Moneda (former DPW director, now Assistant Director for Planning/Development for Sycuan) commented regarding the trails program. Preliminary parking/trailhead would be on the west side of Sloane Canyon.

Chair Nehring summarized – proposed vacation does not affect plans for the trails and doesn't limit the future ability to widen the road (including turn lane and sidewalk). Member Manning asked to confirm that there was no extra easement that needed vacated. Chin confirmed that the county does not have the right away on the east side and the county would have to acquire additional right away (which would not happen). Chair Nehring commented that the area that is less than 48ft, that Sycuan is dedicating that to the County so that it will be 48ft through the curve. Member Becker would like to indicate by letter or otherwise that there is sufficient room to allow for future development in front of

Dehesa school to allow for a long turn lane, sidewalks on both sides of the road and a future crossing light.

Member Nehring asked for a motion to either approve and deny or the vacation of easement and then come back with a specific proposal to the county for Dehesa Road.

Member Lucas wanted clarification from Sycuan on what was being built across the road. Moneda responded it is the utility corridor (sewer, electric, potable/recycled water, communication and possible secondary emergency access from reservation). Plans for waste water treatment.

Preliminary concept planning for an education/recreation facility/parking if funding is available.

Member Rich made a motion to approve the vacation of the easement as presented. Member Branch requested to amend the motion to include PG comments/concerns. Chair Nehring asked Member Branch to request a friendly amendment. Member Branch made the following amendment to the current motion to approve with the caveat to submit a letter outlining the concerns PG members had regarding the Dehesa school. Member Ulm requested Member Branch to include all the concerns in the motion.

Member Branch requested that the current motion be amended to approve the vacation of the easement as presented to include the need for a letter to advise the County to provide sufficient room to allow for future development in front of Dehesa School to allow for, but not limited to, a long turn lane, sidewalks on both sides, a future crossing light and deconflict with the trail system. The motion passed unanimously (9 yes; 1 no; 0 abstain)

3. Harbison Canyon Creek Cleanup.

Chair Nehring provided the letter that was sent to Sup Joel Anderson and Carl McCullough, DPR. He received a reply but has no read yet.

4. Consideration of applicant(s) to fill vacancies for Seats 13 and 14

No action

F. GROUP BUSINESS - Reports, updates, announcements, administrative discussions

1. Establishment of additional Firewise USA communities in the subregion

Chair Nehring wanted to emphasize that any community can submit to become Firewise and doesn't need to go through their Fire Safe Council. Member Griffin described the process of what was involved – Risk Assessment, 3yr plan to address the risk assessment, accomplishments, and resident volunteer hours. Chair Nehring reminded PG it is mandatory for insurance discount in California for Firewise communities.

2. Announcements, including upcoming events, and Correspondence Received.

Nothing to report

3. Meeting updates.

a. Reports on and upcoming BOS, PC and other Hearings/Meetings.

Chair Nehring and Member Griffin attended a meeting with consultants from San Miguel Fire & Rescue to provide input. In addition, they met with Team Rubicon to survey areas @ Stoneridge County Preserve for possible fuels reduction.

b. Member reports

Member Manning reported the Harbison Canyon chalkboard was damaged during car accident. Member Becker reported on the chipping event sponsors by Inland Rural FSC @ Dehesa School on 13 December.

c. Next meeting date **January 12, 2026 at Crest Community Association.**

Chair Nehring offered to the PG members to have the 2 representatives that were not present during the Public Communication part of the PG meeting.

Brandon Weidbolt, Sup Anderson Office – key legislative updates, secured a 2nd night flying firefighting helicopter, enacted County AI policy (not allowed to use ChatGPT), \$10B County disaster readiness infrastructure, increased transparency by extending public review time for board meeting agendas and improving public access to County decisions, supported homeless reduction efforts, connected with residents.

Ashkon from Sharp Collins presented info from the apprenticeship fair in City Heights with over 100 students attending. District 79 Holiday food giveaway will be on 20 December from 11am-2pm at Bell Middle School. Legislative cycle has ended for 2025 and are looking for proposals for 2026.

G. ADJOURNMENT - Member Lutz-Partain moved to adjournment at 7:38 PM. The motion passed unanimously (10 yes; 0 no; 0 abstain)

Respectfully submitted, Diana M Griffin (Secretary)

Procedures for E.2

Chairman’s Statement for the Record – Easement Vacation Procedure and Review Standards

“Before we begin our discussion on the proposed summary vacation of the easement along Dehesa Road, I’d like to provide an overview of the applicable procedures, policy framework, and the role of this Planning Group in reviewing this matter.

Under County Policy I-1, the Planning Group serves in an advisory capacity only. We do not approve or deny easement vacations. Our role is to review such proposals for consistency with the Community Plan and applicable County policies, and to forward a recommendation to the County accordingly.

Legal and Policy Context

The item before us concerns a request to vacate a public road easement along Dehesa Road, across from Dehesa School. This involves the legal abandonment of a County-held right-of-way.

Several County policies may be considered in evaluating the appropriateness of an easement vacation. I will briefly summarize the key ones and their applicability:

1. Policy I-30 – Minor Vacations of Road Easements

Policy I-30 provides a streamlined process for vacating road rights-of-way, but it only applies if the road is not part of the Circulation Element of the General Plan. According to our adopted Community Plan, Dehesa Road is part of the Circulation Element, identified as a rural route important for access and evacuation. Therefore, unless specific exceptions apply — such as excess right-of-way from a prior realignment — Policy I-30 would not apply in this case.

2. Policy I-103 – Open Space Easement Vacations

Policy I-103 applies to easements designated for open space, environmental mitigation, or development restrictions. Since the current request involves a road easement and not a conservation easement, Policy I-103 is not applicable.

3. Policy I-100 – Minor Encroachments into Open Space Easements

Policy I-100 establishes procedures for minor grading or construction within existing open space easements, allowing for limited encroachments under certain conditions. However, this policy does not

apply to the vacation of public road easements, and is therefore not applicable to the item before us. It is included here for completeness, as it is sometimes referenced in discussions involving easements.

Other Legal Requirements

Regardless of policy applicability, any proposed vacation must also comply with the California Streets and Highways Code, which requires findings that:

- The easement is unnecessary for present or future public use;
- The vacation is consistent with the General Plan and Community Plan;
- And the action complies with environmental review requirements, such as CEQA, where applicable.

The County's Planning & Development Services (PDS) also administers formal procedures for processing such requests, including public notice, staff review, and circulation analysis.

Planning Group Role and Procedure

The Planning Group's role is to evaluate whether the proposed vacation:

- Aligns with the goals and policies of the Community Plan;
- Preserves circulation, emergency access, and safety;
- And is consistent with applicable state and County requirements.

After hearing from County staff and receiving public input, the Group may take one of three actions:

1. Recommend approval of the vacation;
 2. Recommend denial based on planning concerns or insufficient justification;
 3. Or continue the item to request additional information.
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Finally, if there is any error in fact, policy interpretation, or procedure in this overview, I respectfully request that County staff please clarify, so that the Planning Group can proceed with a well-informed and accurate discussion.